WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY-AT-;LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Cruz Denis and wife, Yanisleidy Rivero	PrimeLending, a Hains Capital Co.	043 15 0 169.00
(NAME) 111 Larkin Springs Road	(NAME) 18111 Preston Rd., Suite 900	
(ADDRESS) Madison, TN 37115	(ADDRESS) Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110026072 DEEDWARR
Recvd: 05/03/11 12:08 2 pgs
Fees:13.00 Taxes:481.00
20110503-0033796

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Reyes Construction, Inc., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL CRUZ DENIS AND WIFE, YANISLEIDY RIVERO, HEREINAFTER CALLED THE GRANTEES, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN, Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 1, Strong Tower II Subdivision as shown on plat of record as Instrument No. 20071009-0120268 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being a part of the same property conveyed to Reyes Construction, Inc. by Warranty Deed from Stong Tower, LLC, a Tennessee Limited Liability Company, which deed is dated March 26, 2010 and recorded as Instrument No. 20100412-0027418 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS AND BUILDING SETBACK LINES, ETC., AS SET FORTH ON THE PLAN OF STRONG TOWER II SUBDIVISION, A PLAT OF WHICH IS RECORDED AS INSTRUMENT NO. 20071009-0120268 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY AND SUBJECT TO EASEMENTS OF RECORD IN SAID COUNTY.

unimproved ☐

This is improved ☑ property, known as 111 Larkin Springs Road, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of April, 2011.

REYES CONSTRUCTION, INC.

BY: _____
Pedro Reyes, President

BY: Deanna Reyes
Deanna Reyes, Vice-President

File No.: 2011-0248
GRE TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Pedro Reyes & Deanna Reyes with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President & VP of **Reyes Construction, Inc.**, the within named bargainor, a corporation, and that they as such President & VP being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by themselves as such President and Vice-President

WITNESS my hand and seal, this 29th day of April, 2011.

Deanie L. Gregory
Notary Public, DEANIE L. GREGORY

My Commission Expires:
March 03, 2014

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115