WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and
Closing Company
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lorena Mondragon	Lorena Mondragon	052 02 0 279.00
(NAME)	(NAME)	
P. O. Box 185	P. O. Box 185	
(ADDRESS)	(ADDRESS)	
Madison, TN 37116	Madison, TN 37116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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 LORENA MONDRAGON, a married woman, HEREINAFTER CALLED THE GRANTEE, HER 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. 7 of Block "A" on the Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description of said property.

Being a part of the same property conveyed to Reyes Construction, Inc. by Special Warranty Deed from GreenBank, which deed is dated June 29, 2010 and recorded July 2, 2010 as Instrument No. 20100702-0052096 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., AS MAY BE SET FORTH ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION OF RECORD IN PLAT BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN BOOK 5166, PAGE 841, SAID REGISTER'S OFFICE AND RIGHT OF WAY DEED FOR NEELY'S BEND ROAD OF RECORD IN BOOK 1784, PAGE 307, SAID REGISTER'S OFFICE.

unimproved ☑

This is improved ☐ property, known as 583 Neelys Bend 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 9th day of June, 2011.

BILL GARRETT, Davidson County
Trans:T20110034859 DEEDWARR
Recvd: 06/10/11 12:53 2 pgs
Fees:13.00 Taxes:55.50
20110610-0044672

REYES CONSTRUCTION, INC.

BY: _____
Pedro Reyes, President

BY: _____
Deanna Reyes, Vice-President

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 & V. P.*** of **Reyes Construction, Inc.**, the within named bargainor, a corporation, and that they as such **President & V.P.** 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** ***respectively**

WITNESS my hand and seal, this 9th day of June, 2011.

My Commission Expires:
March 03, 2014

_____
Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Deanie L. Gregory, Attorney
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115