WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2011

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20110039796 DEEDWARR
Recvd: 07/01/11 15:00 2 pgs
Fees:13.00 Taxes:444.00
20110701-0050849

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rolando Bencomo Gonzalez	SUNTRUST MORTGAGE	043 15 0 168.00
(NAME)	(NAME)	
107 Larkin Springs Road	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ROLANDO BENCOMO GONZALEZ AND WIFE, TANIA Y. ESTEVEZ LAO, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LYING WITHIN THE 9TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND formerly being the property of TCMC Madison-Portland, Inc. Map 43-15 Parcel 168 of record at Instrument No. 20060403-0037167 in the Register's Office for Davidson County, Tennessee and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. # 2389, dated 12/09/06 and being more particularly described as follows:
BEGINNING at an iron pin new in the easterly right-of-way line of Larkin Springs Road, said pin being the southwesterly corner of the TCMC Madison-Portland, Inc. property recorded at Instrument No. 20060403-0037167 Map 43-15 Parcel 167; thence leaving said right-of-way line, S 83 deg. 10' 02" E. passing at 390.99' an iron pin new (witness point) a total distance of 395.99' to a point in the westerly line of Lot 95, Kingsway Green, of record in Plat Book 3842, Page 227, said Register's Office; thence with said line of Lot 95 S 7 deg. 50' 48" W, 50.57' to an iron pin new at the northeast corner of TCMC Madison-Portland, Inc. Map 43-15, Parcel 169 of record as Instrument No. 20060403-0037167; thence N 83 deg. 06' 42" W 396.16' to an iron pin new in the easterly right-of-way line of Larkin Springs Road; thence with said right-of-way, N 8 deg. 03' 09" E, 50.18' to the point of beginning and containing 19949 square feet, or 0.458 acres, more or less

Being a part of the same property conveyed to Reyes Construction, Inc . by Warranty Deed from Strong Tower, LLC, a Tennessee Limited Liability Company which deed is dated March 29,2010 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 THE RIGHT-OF-WAY OF LARKIN SPRINGS ROAD AND ANY RECORDED EASEMENTS.

unimproved ☐

This is improved ☑ property, known as 107 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, their 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, their 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 30th day of June, 2011.

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 & Deana Reyes** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the**President & V P** of **Reyes Construction, LLC**, 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 30th 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