WARRANTY DEED
For Register's Use Only

BILL GARRETT, Davidson County
Trans:T20120008738 DEEDWARR
Recvd: 02/06/12 09:27 2 pgs
Fees:13.00 Taxes:92.50
20120206-0010295

STATE OF TENNESSEE
COUNTY OF MACON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: October 23, 2012.
(AFFIX SEAL)

CRYSTIE KEENE NOTARY PUBLIC STATE OF TENNESSEE MACON COUNTY My Commission Expires 10/23/2012

THIS INSTRUMENT WAS PREPARED BY
Andrew A. Stanford, Atty At Law & Real Estate Title Company, 116 Public Square, Lafayette, TN 37083

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isidro Gonzalez Resendiz	SAME	Tax Parcel No. 07115030700
(NAME)	(NAME)	
401 Red Boiling Springs Rd		
(ADDRESS)	(ADDRESS)	
Lafayette TN 37083		
(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, WE, **Juan Tapia Rodriguez by Norman Morris as his attorney infact**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Isidro Gonzalez Resendiz**, 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 in Davidson County, Tennessee, being all of Lot No. 107, on plan of C.F. Sharpe & W.L. Horn's 2nd Subdivision of Lindsley Property, of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, reference to which is here made for a more complete description.

Description taken from previous deed.

Being that property conveyed to Juan Tapia Rodriguez by Executor's quitclaim deed from Juan Tapia Rodriguez, Executor of the Estate of Mona Modell Blaylock, dated February 15, 2008 and of record as Instrument No. 20080303-0021124, Register's Office for Davidson County, Tennessee. See also Instrument No. 20050120-0007515, Register's Office for Davidson County, Tennessee.

Subject to all matters of a plat as shown of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee.

2011 taxes have been prorated.

Possession with deed.

unimproved ☐

This is improved ☒ property, known as 1211 Joseph Avenue, Nashville, TN 37207
(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 our hands this 24th day of January, 2012.

Juan Tapia Rodriguez

by Norman Morris AS his

Juan Tapia Rodriguez by Norman Morris as his attorney in fact. See Power of Attorney of record as Instrument No. 20120206-0010294, RODC, TN.

ATTY IN FACT

STATE OF TENNESSEE

COUNTY OF MACON

Before me a notary public in and for said State and County, personally appeared, **Norman Morris**, with whom I am personally acquainted (or proved to me by satisfactory evidence), to the persons who executed the foregoing instrument on behalf of **Juan Tapia Rodriguez**, and acknowledged that he executed the same as the free act and deed of **Juan Tapia Rodriguez**.

Witness my hand and official seal at Lafayette, Tennessee this 24 day of January, 2012.

Commission expires: October 23, 2012

CRYSTIE KEENE STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY My Commission Expires 10/23/2012

Crystie Keene

Crystie Keene Notary Public