WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-6495

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zach Dorris	Zach Dorris	1190601588
(NAME)	(NAME)	
608 Southgate Ave.	608 Southgate Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Nashville, TN 37203	
(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, Narcisa Rodriguez, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zach Dorris and Jamie Dorris, husband and wife, 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 Lot (s)101 as shown on the map entitled Sterling Heights, Section Three, of record in Plat Book 1424, page 113, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Narcisa Rodriguez and husband, Sergio Hernandez, by deed of record in Instrument No. 20110715-0054399, Register's Office for Davidson County, Tennessee. Sergio Hernandez having since died.

This instrument is executed on behalf of Narcisa Rodriguez by Luis Del Mazo, Jr. as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120306-0019556 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 46 Jay Street, Nashville, TN 37210

(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.

BILL GARRETT, Davidson County
Trans:T20120015473 DEEDWARR
Recvd: 03/06/12 11:47 2 pgs
Fees:13.00 Taxes:194.44
20120306-0019557

Witness my hand this 1st day of March, 2012.

Narcisa Rodriguez by Luis Del Mazo Her in attorney fact.

Narcisa Rodriguez by Luis Del Mazo, Jr, as her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of February, 2012, before me personally appeared Luis Del Mazo, Jr., the person who executed the foregoing instrument on behalf of Narcisa Rodriguez and who acknowledged that he executed the same as the free act and deed of the said Narcisa Rodriguez, through Power of Attorney granted he by the said Narcisa Rodriguez.

Witness my hand and official seal at Nashville, Tennessee this 1st day of March, 2012.

Commission expires:

Notary Public

State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County