# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120049005 DEEDWARR
Recvd: 07/03/12 11:03 2 pgs
Fees:13.00 Taxes:284.90

20120703-0058416

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2012

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Luis M. Alcazar Vega | NEW OWNER | Parcel ID: |
| 1323 Venus Drive | | 12002008200 |
| Nashville, TN 37217 | | |

FOR AND IN 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

**Anne R. Kelly, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Luis M. Alcazar Vega and wife, Piedad T. Roman Manzaneda**
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:

Being Lot No. 21 on the map of Stardust Acres, as of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot 21 fronts 60 feet on the northerly side of Venus Drive and runs back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to Anne R. Kelly by Quitclaim Deed from Joseph A. Kelly, of record in Instrument 20020510-0057996, dated May 2, 2002, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1424, Page 92; Book 1682, Page 1; and Book 1727, Page 185, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 92; and (3) Water Line Easement of record in Book 1710, Page 98, said Register's Office.

Power of Attorney in Instrument # 20120703005841S , Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1326 Venus Dr., Nashville, TN 37217

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 2nd day of July, 2012.

Anne R. Kelly by Kathryn Anne Wales, Attny in Fact

Anne R. Kelly by Kathryn Anne Wales,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Kathryn Anne Wales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Anne R. Kelly as his/her/their Attorney in Fact as the free act and deed of the within named Anne R. Kelly. Witness my hand and official seal at Nashville, Tennessee the 2nd day of July, 2012.

My Commission Expires: 2-9-14

Notary Public

