

My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE 18407
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

ReBecca Boyle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2012.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

BILL GARRETT, Davidson County
Trans:T20120050063 DEEDWARR
Recvd: 07/09/12 08:09 2 pgs
Fees:13.00 Taxes:534.65



20120709-0059767

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113
NAME ADDRESS

Address New Owner(s) as Follows: Alvaro Balderas	Send Tax Bills To: Regions Bank
(Name) 144 Bart Drive	(Name) 2050 Parkway Off Circle
(Street Address or Route Number) Antioch, TN 37013	(Street Address) Birmingham, AL 35244
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 16202002500

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, I/WE, Robert E. Bowling and wife, Peggy A. Bowling HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvaro Balderas and Rosio Vazquez-Leos, husband and wife, by rights of survivorship 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:

A certain tract or parcel of land located in the 5th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 52 of the Colewood Acres Subdivision, Section 1, of record in Plat Book 3700, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Robert E. Bowling and wife, Peggy A. Bowling by Warranty Deed from Betty Williams, a widow, dated June 10, 2011, and filed in Instrument No. 20110623-0048339, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 144 Bart Drive, Antioch, TN 37013.

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, their 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, 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 his/her/their hand(s) this 7th day of June, 2012.

Seller

Robert E Bowling by ReBecca Boyle Atty in fact
Robert E. Bowling

Peggy A Bowling by ReBecca Boyle Atty in fact
Peggy A. Bowling

18407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rebecca Bogle**, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of **Robert E. Bowling and Peggy A. Bowling** and acknowledged that she executed the same as the free act and deed of the said Robert E. Bowling and Peggy A. Bowling, and for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2012

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014