

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 85,000.00

Affiant

Subscribed and sworn to before me, this 24th day of September, 2012.

Notary Public

My commission expires: 10-23-12

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GUALBERTO M. VEGA **OLGA RIVERA RODRIGUEZ**	**FIRST BANK**	**05205000200**
828 GALLAVISTA AVE	**2021 HAMILTON PLACE BLVD.**	
MADISON, TN 37115	**CHATTANOOGA, TN 37421**	

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 ACKNOWLEDGE, WE,

SANTIAGO GRIJALVA and WIFE, LUZELENA PEREZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GUALBERTO M. VEGA and WIFE, OLGA RIVERA RODRIGUEZ

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 of land in Davidson County, Tennessee, being Lot No. 22, Block "D" on the revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO SANTIAGO GRIJALVA AND WIFE, LUZELENA PEREZ BY WARRANTY DEED FROM HARRY C WATSON AND WIFE, KATHY J WATSON DATED 03/03/00 AND RECORDED ON 03/06/00 IN INSTRUMENT NO. 200003060022020 AND RE-RECORDED OF RECORD IN INSTRUMENT NO. 20003160027074, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 828 GALLAVISTA AVE, MADISON, TN 37115.

BILL GARRETT, Davidson County
Trans:T20120073559 DEEDWARR
Recvd: 09/28/12 14:09 2 pgs
Fees:13.00 Taxes:314.50
20120928-0088706

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 in 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/our hand(s) this _____th day of September, 2012.

Santiago Grijalva
SANTIAGO GRIJALVA

Luz Elena Perez
LUZELENA PEREZ

STATE OF New Mexico
COUNTY OF Cibola

Personally appeared before me, a Notary Public of said County and State, SANTIAGO GRIJALVA and LUZELENA PEREZ, the within named Grantors, 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 for the purposes therein contained.

Witness my hand, at office, this 21 th day of September, 2012.

Notary Public

My Commission Expires: 2/20/13

