Davidson County DEEDWARR
Recvd: 11/30/12 13:27 2 pgs
Fees:13.00 Taxes:303.40
20121130-0110032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$2,000.00~~

~~Affiant~~

Subscribed and sworn to before me, this 29th day of November, 2012.

Notary Public

My commission expires: 9-8-13

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:
DOMINGO RODRIGUEZ-GARCIA	owner at property address	164 160A
1521 CHESTNUT OAK DRIVE		108 0CO
ANTIOCH, TN 37013		

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,

JOSE A LOPEZ, single

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

DOMINGO RODRIGUEZ-GARCIA, MARRIED AND MARIA PETRA DE 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:

BEING LOT 72 OF MEADOW WOODS SUBDIVISION, SECTION 4, OF RECORD IN INSTRUMENT NO. 20010605-0058115, AN AMENDMENT OF RECORD IN INSTRUMENT NO. 20040324-0033105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JOSE A LOPEZ BY WARRANTY DEED FROM JERRY BUTLER BUILDERS, LLC DATED 01/31/02 AND RECORDED ON 02/11/02 IN INSTRUMENT NO. 20020211-0017852, SAID REGISTER'S OFFICE FOR SAID COUNTY.

MERCEDES MARIBE MORENO hereby signs to convey any interest she may have, marital or otherwise

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 1521 CHESTNUT OAK 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 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 29th day of November, 2012.

JOSE ANTONIO LOPEZ

MERCEDES MARIBE MORENO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOSE ANTONIO LOPEZ, 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 29th day of November, 2012.

Notary Public

My Commission Expires: 8.16.14

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Cara Allen, a notary public for this county and state, Ashlee Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-4-13