BOX #14
G#24581-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120100142 DEEDWARR
Recvd: 12/31/12 16:03 2 pgs
Fees:13.00 Taxes:92.50
20121231-0120918

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$25,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2012.

Notary Public

My commission expires: May 5, 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Santiago De La Rosa and Armandina Santana	**"New Owners"**	**14707011700**
1106 Lipscomb Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jose Loyola, unmarried

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

Santiago De La Rosa and wife, Armandina Santana

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 the 5th, formerly the 7th Civil District, of Davidson County, Tennessee, being the westerly one-half of Lot No. 3 in the subdivision of 4.52 acres owned by Chester Maxwell, described according to a survey made by Z. J. Wilkinson, Surveyor, dated March 12, 1948, as follows:

BEGINNING on the northerly margin of an 18 foot road at the Southeast corner of property conveyed to Alfred Whitlow by Deed from Chester Maxwell and wife, of record in Book 1681, Page 505, Register's Office for said County.

SAID point of beginning being the corner of Lot Nos. 2 and 3; thence, with the line between said lots northwardly 115.3 feet; thence, eastwardly 50 feet to a point; thence, with the line between said lots southwardly 115.3 feet to the northerly margin of an 18 foot road; thence, with the northerly margin of said road, westwardly 50 feet to the BEGINNING.

BEING the same property conveyed to Jose Loyola and wife, Liliana Barra, by Warranty Deed dated April 6th, 2005, from Duiel Overton, unmarried, of record in Instrument No. 20050413-0041054, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of Divorce of record in Docket No. 07D-3096, Eighth Circuit Court for said County and of record in Instrument No. 20110421-0030906, said Register's Office. Pursuant to said Divorce Decree, Liliana Barra having conveyed her interest to Jose Loyola by Quitclaim Deed dated December 31st, 2012, of record in Instrument No. 20121231-0120917, said Register's Office.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and any easements and rights for public utilities applicable to this property; and taxes for subsequent years, not yet due and payable, assumed by the Grantees herein.

This is unimproved property, known as: **357 Flora Maxwell Rd, Nashville, TN 37211**.

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 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/our hand(s) this **31st** day of **December, 2012.**

Jose Loyola

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jose Loyola,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **December, 2012.**

Katherine Goodson
Notary Public

My Commission Expires: May 5, 2015

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.