RETURN TO -

~~Prepared by~~:
HomelandTitle & Escrow Company, Inc.
1896 General George Patton Drive, Ste 200
Franklin,TN 27067

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $93,736.85

LAURA D FERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Cesar Chavarria
Affiant

Subscribed and sworn to before me, this 4th day of January, 2013.

Notary Public
My commission expires: 10.11.15

10-0506-100447

Address of New Owner:	Send Tax Bills to:	Tax Information
Cesar Chavarria Mendoza	Renasant Bank Loan Dept	Map 119-05-0
2626 Foster Ave	1820 West End Ave	Parcel 387.00
Nashville, TN 37210-4970	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eustaquio Vitela Rico and wife, Maria Concepcion Ovalle Lopez, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cesar Chavarria Mendoza and wife, Ana-Lucia Roque-Cerbantes, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Lot No 1 in Block no 1 of Cumberland Nurseries Subdivision of record in Book 1457, Page 459, Register's Office for Davidson County, Tennessee, Said Lot No 1 fronts 53 ½ feet on the East side of Foster Avenue in Woodbine, suburb of Nashville, Tennessee and runs back easterly between parallel lines and along the North margin of Whitsitt Avenue 150 feet to an alley.

Being the same property conveyed to Eustaquio Vitela Rico, a married person, by Les Lazarus dated 10/13/06 of record in Instrument No 20061019-0130030 Register's Office for Davidson County, Tennessee.

Les Lazarus never occupied the property as his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. This conveyance is also subject to the Deed of Trust in favor of Renasant Bank formerly known as Capital Bank and Trust Company of record in Instrument No. 20061019-0130031 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2626 Foster Avenue, Nashville TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, and have a good right to convey it, subject to the Deed of Trust in favor of Renasant Bank. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130005162 DEEDWARR
Recvd: 01/18/13 09:18 2 pgs
Fees:13.00 Taxes:346.83
20130118-0006110

WITNESS my hand this 4th day of January, 2013.

Eustaquio Vitela Rico

Maria C. Ovalle

Eustaquio Vitela Rico

Maria Concepcion Ovalle Lopez

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eustaquio Vitela Rico and wife, Maria Concepcion Ovalle Lopez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 4th day of January, 2013.

State of Tennessee at Large

Notary Public

My Commission expires: 10.11.15

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY