WARRANTY DEED

RHONDA M. SCHNEIDER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015

LAZO-H13115

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00.

Fernando Torres Lazo
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF May, 2013.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Fernando Torres Lazo	Fernando Torres Lazo	162.06-0-384.00
121 Robert Yoest Drive	608 Amelia Drive	
Antioch, TN 37013	Antioch TN 37013	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, EMMETT B. BURTON AND WIFE, ANNE MARIE BURTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto FERNANDO TORRES LAZO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Bess Estates, Section II, of record in Book 4675, page 5, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emmett B. Burton and wife, Anne Marie Burton by Deed from Jack Williams and wife, Frances E. Williams of record in Book 5068, page 612, recorded September 15, 1976, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 121 Robert Yoest Drive, Antioch, Tennessee 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, the GRANTORS, 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 that 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 my/our hand(s) this 16th day of May, 2013:

Emmett B. Burton

Anne Marie Burton

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, Rhonda M. Schneider, a Notary Public in and for said County and State, the within named EMMETT B. BURTON AND WIFE, ANNE MARIE BURTON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 16th day of May, 2013.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015

BILL GARRETT, Davidson County
Trans:T20130043229 DEEDWARR
Recvd: 05/23/13 11:15 1 pgs
Fees:13.00 Taxes:342.25

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