Davidson County DEEDWARR Recvd: 07/18/13 08:12 2 pgs Fees:13.00 Taxes:314.50 **20130718-0074108**

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 THE
12th DAY OF July, 2013

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
North by Northeast Devel 3944 Moss Rose Dr Nashville, TN 37216-2926	Same	Map 061 07 0 Parcel 208.00

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 acknowledged, we,

Puertas Abiertas, LLC

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

North by Northeast Develpoment, LLC

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:

Parcel 1: Being Lot No. 69 in I.C. McMahan's Subdivision of the Maplewood Lands, as of record in Book 547, Page 78, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the southerly side of Maplewood Lane 150 feet west of the intersection of Richmond Street, now Burrus Avenue, with said Maplewood Lane; thence westerly along the southerly side of Maplewood Lane 100 feet to an iron pin; thence southerly 1 deg West 177.5 feet to an iron pin; thence easterly 100 feet to an iron pin; and thence northerly to an iron pin at the point of beginning, 175.5 feet according to an unrecorded survey of Ralph W.C. Lambert, dated 12/03/95.

Being the same property conveyed to Puertas Abiertas, LLC, by deed from Les Lazarus and Dan Heichelbech, dated 06/16/2011, of record in Instrument No. 20110628-0049239 Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime.

Luis Del Mazo, joins this conveyance to convey any interest held by law or otherwse.

This conveyance is made subject to the following:
1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 944 Maplewood Place Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 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 hand(s) this 12th day of July, 2013.

by Luis Del Mazo

Puertas Abiertas, LLC
By: Luis Del Mazo, member

Luis Del Mazo, Individual

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Luis Del Mazo, with whom I am personally acquainted, (or who 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 12th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Luis Del Mazo, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be a member respectively of Puertas Abiertas, LLC, a Tennessee Limited Liability Corporation, the within named bargainor, and corporation, and that he as such appointed member being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the Puertas Abiertas, LLC, as such member, and attesting the same of the corporation, by the said member, as a fee act and deed.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 12th, day of July, 2013

NOTARY PUBLIC

My commission expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 7-12-13

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027