BILL GARRETT, Davidson County
Trans:T20140012926 DEEDWARR
Recvd: 02/25/14 09:27 2 pgs
Fees:13.00 Taxes:314.50
20140225-0015911

THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, Attorney
222 Second Avenue North, Suite 360
Nashville, TN 37201
615.259.9222

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Jose & Rodrigo Ledezma 80 Whitsett Road Nashville, TN 37210	NEW OWNER	Map 119-06-0 Parcel 364.00

FOR AND IN CONSIDERATION of the sum of Eighty Five Thousand Dollars and No/100 ($85,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jose Orozco and Alina R. Orozco (the "Grantors") have bargained and sold and by these presents do transferred and convey to Jose Ledezma and Rodrigo Ledezma as tenants in common (the "Grantees"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Whitsett Subdivision of record in Plat Book 5200 Page 94, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Bing the same property conveyed to Jose Orozco and wife Alina R. Orozco by Warranty Deed from Francisco Miranda and Miqual A. Jiron of record in Instrument No. 20020118-0007945 Register's Office for Davidson County, Tennessee.
This real property known as 80 Whitsett Road, Nashville, TN 37210

NOTE: The legal description set forth above is the same property description contained in the previously recorded instrument and no new boundary survey is available or performed in connecting with this transaction.
Possession of Property is with delivery of the deed.
2014 property taxes to be prorated at closing paid by Grantees when due.

This conveyance is subject to the following (the "Permitted Exceptions"):

1. A lien for 2014 real property taxes, which are assumed by the Grantees and to be paid by the Grantees.
2. By acceptance of the deed, Grantees acknowledge that they have satisfied themself as to the condition of the property and all of the systems contained therein or associated therewith, including but not limited to appliances, electrical systems and fixtures, window air conditioning units, heating and air conditioning equipment, water heaters, plumbing systems and fixtures, septic systems and overflow fields, security systems, and roof; and Grantees acknowledges that the property herein conveyed is being is being conveyed "as is" and without warranties of any kind as to the condition of the improvements or any of said systems.
3. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantees, their successors 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, except as to Permitted Exceptions or as otherwise set forth herein. And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have set my hands on this 19 day of February, 2014.

Jose Orozco

Alina R. Orozco

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office this 19 day of February 2014.

MARTIN C. GINER NOTARY PUBLIC AT DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 3-8-16

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Alina R. Orozco the within named bargainers, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of February 2014.

MARTIN C. GINER NOTARY PUBLIC

Notary Public
My Commission Expires: 3-8-16

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Sworn to and subscribed before me
this 19 day of February, 2014.

Notary Public
My Commission Expires: 3-8-16