BILL GARRETT, Davidson County
Trans:T20140063630 DEEDWARR
Recvd: 08/27/14 14:28 2 pgs
Fees:13.00 Taxes:314.50
20140827-0078311

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erika Fuentes & Carlos Orozco 4137 Eastview Drive Nashville, TN 37211	SAME	148150-21700

THIS INDENTURE, made this 21ST day of August, 2014 between

Jose Fuentes and Mayra E. Fuentes, Trustees of the Jose Fuentes and Mayra Fuentes Revocable Trust u/t/a/d October 12, 2012

of San Mateo County, California, hereinafter referred to as **Grantor**, and

Erika Fuentes and Carlos Orozco

of Davidson, County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 23 on the Plan of Apache Hills Section 6, as of record in Book 5200, Page 173, Register's Office for said county.

Lot No. 23, a corner lot, fronts 97.21 feet on the Southwesterly margin of Clipper Court and 39.18 feet on the Southwesterly margin of Eastview Drive, said frontages jointed by a curve having a length of 37.50 feet, and extends back 127.16 feet on the Southeasterly line and 79.31 feet on the Southwesterly to a point of intersection.

Being the same property conveyed to Jose Fuentes and Mayra E. Fuentes, Trustees of the Jose Fuentes and Mayra Fuentes Revocable Trust u/t/a/d October 12, 2012 by Quitclaim Deed dated 11/9/12 from Jose Fuentes Garcia and Mayra E. Fuentes of record in Instrument No. 20121115-0105541, and by Quitclaim Deed dated 4/26/02 from Jose Fuentes Garcia of record in Instrument No. 20020501-0053407, and Warranty Deed dated 9/7/01 from Carla Alvardo, unmarried of record in Instrument No. 20010911-0098439, said Register's Office.

This is (X) improved ( ) unimproved property known as: 4137 Eastview Drive, Nashville, TN 37211.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jose Fuentes, Trustee of the Jose Fuentes and Mayra Fuentes Revocable Trust u/t/a/d October 12, 2012

Mayra E. Fuentes, Trustee of the Jose Fuentes and Mayra Fuentes Revocable Trust u/t/a/d October 12, 2012

STATE OF CALIFORNIA
COUNTY OF San Mateo

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jose Fuentes and Mayra E. Fuentes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent; the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 21st day of August, 2014.

Notary Public

My Commission Expires: 7-8-2018

LEE K. KOCJAN
Commission # 2071107
Notary Public - California
San Mateo County
My Comm. Expires Jul 8, 2018

STATE OF CALIFORNIA
COUNTY OF San Mateo

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $85,000.00.

Affiant

Sworn to and subscribed before me, this 21st day of August, 2014.

Notary Public

My Commission Expires: 7-8-2018

LEE K. KOCJAN
Commission # 2071107
Notary Public - California
San Mateo County
My Comm. Expires Jul 8, 2018