WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085267 DEEDWARR
Recvd: 11/12/14 12:43 2 pgs
Fees:13.00 Taxes:468.05
20141112-0104281

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2014

Notary Public

MY COMMISSION EXPIRES 11/3/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marisol Martinez Lopez	Marisol Martinez Lopez	17301006100
(NAME)	(NAME)	
108 Monte Leone Court	108 Monte Leone Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Olivia Reynolds,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marisol Martinez Lopez and Mauricio Cruz Sanchez, wife and husband,** 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:

Being Lot No. 357 on the plan of Monte Carlo Estates, Section 1, of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Olivia Reynolds by Administrator's Deed from Olivia Reynolds, Administrator for the estate of Albert Henry Reynolds, Jr. recorded on June 30, 2014 of record in Instrument No. 20140630-0056848, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, an other matters of record, including all items set out on any applicable plat of record.

unimproved ☐

This is improved ☑ property, known as 108 Monte Leone Court, Antioch, TN 37013
(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/our hands this 10th day of November, 2014.

Olivia Reynolds

State of Tennessee
County of Williamson

Personally appeared before me Olivia Reynolds, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of November, 2014.

Notary Public
My Commission Expires: 11/3/17

File No.: 10070

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY