BILL GARRETT, Davidson County
Trans:T20150033898 DEEDWARR
Recvd: 05/04/15 12:48 2 pgs
Fees:13.00 Taxes:388.50
20150504-0040114

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G15-1484D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carlo A. Martinez Vazquez, married (NAME)	Sun West Mortgage Company (NAME)	05112002300
1204 Barry Drive (STREET ADDRESS)	18000 Studebaker Road Ste 200 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Cerritos CA 90703-2680 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Zenen Tardio Basallo, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlo A. Martinez Vazquez and Erika Elena Olvera Hernandez, , husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 31 on the plan of SECTION ONE, MORNINGSIDE HEIGHTS, as shown by plat of record in Plat Book 1130, Page 76, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Zenen Tardio Basallo from Brien Page and Barbara Sadler, as Co-Conservators for Mary Page, by Deed dated June 17, 2011, as Instrument No. 20110623-0048300, in the Register's Office for Davidson County, Tennessee.

Elizabeth Mayo Del Sol joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 1334, page 345, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, page 76, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers/storm drainage, water mains, pumps and appurtenances as recorded in Instrument No. 20121023-0097125, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1204 Barry Drive, Madison, TN 37115.

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. 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.

Witness my/our hand(s) this 29th day of April, 2015.

Zenen Tardio Basallo — April 29, 2015 Date

Elizabeth Mayo Del Sol — April 29, 2015 Date

STATE OF Florida (Tennessee)

COUNTY OF Pinellas (Davidson) }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Zenen Tardio Basallo and Elizabeth Mayo Del Sol, husband and wife, the bargainor(s), with whom I am personally acquainted or 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 and official seal, this 29th day of April, 2015.

My Commission Expires: 9/6/18

Notary Public

JACQUELINE CHARLENE BENNETT
MY COMMISSION #FF125376
EXPIRES September 6, 2018
(407) 398-0153 FloridaNotaryService.com

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066