WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2015.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

Deanie L. Gregory
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150078016 DEEDWARR
Recvd: 09/14/15 14:29 2 pgs
Fees:13.00 Taxes:277.50
20150914-0093145

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Orlando Cruz	Orlando Cruz c/o Fredy L. Torres	16200004500
(NAME)	(NAME)	
349 Claude Scott Road	2612 Welshcrest Drive	
(ADDRESS)	(ADDRESS)	
Canton, GA , XXX 30115	Antioch , TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fredy L. Torres and wife, Lesdy De Vicente Torres (erroneously shown as Lesdy De Vincente in warranty deed referenced below), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ORLANDO CRUZ, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, beginning at a point 586 feet north of the center line of Benzing Road, said center line being the southwest corner of the property conveyed to Annie T. Hayes by deed of record in Book 996, Page 281, Register's Office for Davidson County, Tennessee; thence with Hayes' west line, North 2 deg. east 400 feet, thence North 89 deg. west 333 feet to the west line of Reece Jones property; thence with Reece Jones' west line, South 2 deg. west 400 feet; thence eastwardly 333 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR A 20 FOOT ROAD ALONG THE EAST LINE OF SUBJECT PROPERTY TO PROVIDE ACCESS TO AND FROM BENZING ROAD FOR SUBJECT PROPERTY AS WELL AS PROPERTY TO THE NORTH OF SUBJECT PROPERTY, WHICH PROPERTY IS IDENTIFIED AS TAX ID NO 16200021400. SAID 20 FOOT ROAD RUNS ALONG THE EASTERLY LINE OF PROPERTY HEREIN CONVEYED AND EXTENDS THROUGH THE PROPERTY TO THE SOUTH OF SUBJECT PROPERTY, WHICH IS IDENTIFIED AS TAX MAP AND PARCEL 16200021500 TO AND FROM BENZING ROAD.

Being the same property conveyed to Fredy L. Torres and wife, Lesdy De Vincente Torres by Warranty Deed from Joyce Johnson, which deed is dated Septemeber 1, 2005 and recorded as Instrument No. 20050906-0106435 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS.

unimproved ☑

This is improved ☐ property, known as 0 Ashlawn Drive, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 our hands this 11th day of September, 2015.

Fredy L. Torres

Lesdy De Vicente Torres

STATE OF TENNESSEE

COUNTY OF Davidson

* wife ,

On this 11th day of September, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Fredy L. Torres and Lesdy De Vicente Torres**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County