Davidson County DEEDWARR
Recvd: 11/02/15 15:29 3 pgs
Fees:18.00 Taxes:349.65
20151102-0111530

This Instrument Prepared By:
**Lee and Lee, Attorneys**
**109 East Gay Street, 615-444-1312**
**Lebanon, Tennessee 37087**

L&L# 9356-519

ADDRESS NEW OWNER:
**Flavio P. Martinez**
**343 Willard Drive**
**Nashville, TN 37211**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:
**CASH**

MAP **148**
GROUP **03-0**
PARCEL **084.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glenda R. Sizer** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Flavio P. Martinez and wife, Rosalia Ramirez**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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

Being lot No. 519 on the Plan of Cherokee Hills, Section 5, as of record in book 3500, page 142, Register's Office for said county.

Said lot No. 519 fronts 78.0 feet on the southwesterly side of Gasser Drive and extends back 177.0 feet on the northwesterly line and 168.3 feet on the southeasterly line, to a line in the rear on which it measures 78.4 feet.

Being the same property conveyed to Glenda R. Sizer by deed from James A. Sizer dated March 31, 1993, of record in Book 8925, page 240, Register's Office for Davidson County, Tennessee.

This is improved property known as 1525 Gasser Dr., Antioch, Tennessee 37013. Possession is to be given on October 30, 2015.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 30th day of October, 2015.

Glenda R. Sizer

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Glenda R. Sizer**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2015.

NOTARY PUBLIC

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9-6-17

* * * * * *

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is $94,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 9-6-17

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

# ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3-17-16