PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150104130 DEEDWARR
Recvd: 12/09/15 14:37 4 pgs
Fees:23.00 Taxes:481.00
20151209-0124047

W & I Ref: (DM) Title No.: 58046
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Eusebio Palma Perez Josefina Bautista Cruz 131 Rio Vista Drive Madison, Tennessee 37115	New Owner

TAX MAP PARCEL NUMBERS: 04312002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$130,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adriana Loza, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eusebio Palma Perez and Josefina Bautista Cruz, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Anderson Estates, Subdivision of part of tracts no. 6, 7 and 8 of record in Book 1835, page 121, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adriana Loza by Warranty Deed from Charles A. Patterson and wife, Laguita Victoria Patterson, dated September 16, 2014, recorded on September 17, 2014, of record in Instrument No. 20140917-0085424, Register's Office for Davidson County, Tennessee.

See attached "Exhibit A." According to the Tennessee Department of Revenue, Vehicle Services Division, the manufactured home referenced as CAVA 2002; VIN 60439AB, has been de-titled on November 30, 2015.

Francisco Loza, spouse of Andriana Loza joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan of record in Book 2083, page 41, said Register's Office, which Plan shows a 50 foot minimum building setback line from Rio Vista Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 131 Rio Vista 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of December, 2015.

Adriana Loza

Adriana Loza

Francisco Loza.

Francisco Loza

State of Tennessee

County of Davidson

On this 3rd day of December, 2015, before me the undersigned authority, personally appeared Adriana Loza and Francisco Loza, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $130,000.00.

Affiant

Sworn and subscribed before me this 3rd day of December, 2015.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
VEHICLE SERVICES DIVISION
44 VANTAGE WAY
SUITE 160
NASHVILLE, TENNESSEE 37243-8050

EXHIBIT A

WILKINS AND IVEY
ATTORNEYS AT LAW
104 WOODMONT BLVD.
NASHVILLE, TN. 37205

November 30, 2015

Subject:	De-Title Manufactured Home Request
VIN:	60439AB
Mobile Home:	CAVA 2002
Legal Owners:	ADRIANA LOZA

Dear Mr. Polzin,

Tennessee Department of Revenue, Vehicle Services Division, successfully processed your request to de-title the above referenced manufactured home. Pursuant to Tenn. Code Ann. §55-3-138 you have provided the necessary documentation to the department to complete this process. This letter serves as an official notice that your de-title manufactured home request is complete.

Please keep a copy of this letter for your records. If you need further information contact our office at (615)741-3101 or 1(888)871-3171. Thank you and we look forward to serving you in the future.

Vehicle Services Division
Tennessee Department of Revenue

Page: 1 Document Name: Cindy Vick

RO 96111696

11/30/15 *** GENERAL INQUIRY AND RESPONSE ***

TRANS TYPE TRANS DT TTL VIN MAKE
YR MOD BD COLOR PLT CLS YR N/U FUEL
AXLES CL/ST UNLD WT REG WT ODOM DECAL
CO VEH # APPT # ZONE CO VEH USE VEH TYPE
FORMER TTL ST FORMER LIC CLASS YR PRINT
EXP DATE PUR DATE REG ONLY # STOPS COMMENTS
ODOM IND LEASE REJ # REASON HISTORIES
NAME CODE CONJ TIL ST DT TTL ISSUED LIENS
OWNER / / / /
OWNER2 / / / /
CARE OF ILU MAO
ADDRESS / / / /
1ST LHR CD LIEN DT 1ST LHR
ADDRESS / / / /
2ND LHR CD LIEN DT 2ND LHR
ADDRESS / / / /
CREDIT 00000 SALES TAX
CLK TOTAL REG FEES DUP TITLE IND
REG CO INV # BATCH #
TTL PLT CLS YR VIN 60439AB REJ
HISTORY REJECT LEASE LIEN STOP/COMMENT/COND PREV CHANGE INQUIRY
ERRORS VIN # NOT FOUND 60439AB

De-Title

11/30/15
DATE

Date: 11/30/2015 Time: 9:26:58 AM