WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160033782 DEEDWARR
Recvd: 04/25/16 13:19 2 pgs
Fees:13.00 Taxes:601.25
20160425-0039958

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anchor Development LLC	Anchor Development, LLC	11901026500
(NAME)	(NAME)	
2226 Foster Avenue	PO BOX 120436	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37212	
(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, We, **Martin D. Juarez and wife Silvia Lopez aka Silvia Lopez de Juarez,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anchor Development LLC,** 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, State of Tennessee, described as follows, to-wit:

Being Lot No. 20 on the Plan of the Resubdivision of Lots No. 7-8-9 & 10 and Part of 6-11-12 & 13 of Cumberland Nurseries of record in Book 332, Page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Martin D. Juarez and wife, Sivlia Juarez aka Silvia Lopez de Juarez by warranty Deed dated November 20, 2006, from Jennifer Wilkins Buruca, unmarried, of record in Instrument No. 20061221-0157336, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Martin D. Juarez and Silvia Lopez de Juarez by Luis del Mazo by power of attorney of record in Instrument No. 20160425-0039957, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2226 Foster Avenue, Nashville, TN 37211

(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 22nd day of April, 2016.

Martin D. Juarez by Luis del Mazo attorney in fact

Martin D. Juarez by Luis del Mazo attorney in fact

Silvia Lopez aka Silvia Lopez de Juarez by Luis del Mazo attorney in fact

Silvia Lopez del Lopez aka Luis A. de Mazo Attorney in fact

State of Tennessee
County of Williamson

On this the 22nd day of April, 2016, before me personally appeared Luis del Mazo, the person who executed the foregoing instrument on behalf of Martin D. Juarez and Silvia Lopez aka Silvia Lopez de Juarez and who acknowledged that he executed the same as the free act and deed of the said Martin D. Juarez and Silvia Lopez aka Silvia Lopez de Juarez , through Power of Attorney granted him by the said Martin D. Juarez and Silvia Lopez aka Silvia Lopez de Juarez .

WITNESS my hand and seal this 22nd day of April, 2016.

Notary Public
My Commission Expires: _____

File No.: 10641

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018