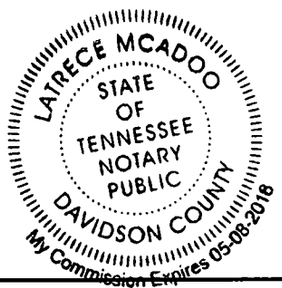
#1117

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: 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
Hennry Daniel Padilla Rubi	New owner	14812018700
(NAME)	(NAME)	
4640 - 4646 Artelia Drive	4646 Artelia Dr.	14812026700
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(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 Juarez and wife, and Silvia de Lopez,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hennry Daniel Padilla Rubi, a single person,** 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, Lots 1 and 2, Hazelwood, Section 9A, as shown on plat of record in Instrument No. 20010119-0005940, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Martin Juarez, married, by deed of record in Instrument No. 20061106-0137851, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Silvia de Lopez joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Matin Juarez and Silvia de Lopez by Luis A. del Mazo as their Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20160720-0074657 , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4640 - 4646 Artelia Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160062340 DEEDWARR
Recvd: 07/20/16 10:18 2 pgs
Fees:13.00 Taxes:536.50
20160720-0074658

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 18th day of July, 2016.

Martin Juarez by Luis del Maz Attorney in fact Silvia de Lopez by Luis del Mazo Attorney in fact

Martin Juarez by Luis A. del Mazo, as his attorney in fact Siliva de Lopez by Luis A. del Mazo, as her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson
File No.: 11117

On this the 18th day of July, 2016, before me personally appeared Luis A. del Mazo, the person who executed the foregoing instrument on behalf of Martin Juarez and Silvia de Lopez and who acknowledged that he executed the same as the free act and deed of the said Martin Juarez and Silvia de Lopez, through Power of Attorney granted he by the said Martin Juarez and Silvia de Lopez.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017