This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L#6473-80A

SEND TAX BILL TO:
Owner

ADDRESS NEW OWNER:
Tezozomoc Alcantar
1503 Cleves Street
Old Hickory, Tennessee 37138

MORTGAGEE:

MAP **05303036900**
GROUP
PARCEL

Davidson County DEEDWARR
Recvd: 07/13/17 15:25 3 pgs
Fees:18.00 Taxes:183.52
20170713-0070680

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michele Marlin** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Tezozomoc Alcantar**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in Davidson County, Tennessee, described as follows:

Tract No. 1: Being a part of Lot 80 on the Revised Plan of Section "E" of the E. I. Dupont De Nemours & Company Subdivision, as of record in Book 1424, page 132, Register's Office for Davidson County, Tennessee. Said part of Lot 80 fronts 54 feet on the easterly margin of Cleve Street and adjoins property on the north conveyed to Martin Allen and wife, Mary S. Allen, as of record in Book 2910, page 417, Register's Office for Davidson County, Tennessee, and extends back in an easterly direction for a distance of 68 feet, and the southerly line extends back for a distance of 68 feet, also, to a dead line in the rear which measures 54 feet thereon.

Tract No. 2: Being a part of Lot 80 on the Revised Plan of Section "E" of E. I. Dupont De Nemours & Company Subdivision, as of record in Book 1424, page 132, Register's Office for Davidson County, Tennessee. Being an additional part of Lot 80, said additional frontage being as follows: 11 feet on the easterly margin of Cleve Street and extending back in an easterly direction for an additional distance of 95 feet and the southerly line extending back for an additional distance of 95 feet also, to a dead line in the rear upon which it measures an additional 11 feet.

Being the same property conveyed to Michelle Marlin by deed from Randall Marlin dated January 28, 1984, of record in Book 6227, page 163, Register's Office for Davidson County, Tennessee.

Michele Marlin, Michelle Marlin, Deborah M. Marlin, and Michele V. Marlin are one and the same person.

This instrument is executed on behalf of Deborah M. Marlin by virtue of a written Power of Attorney of record in Instrument No. 20170713-0070679, Register's Office for Davidson County, Tennessee.

This is improved property known as 1503 Cleves Street, Old Hickory, Tennessee 37138. Possession is to be given on July 13, 2017.

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 GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 13th day of July, 2017.

Michele Marlin by Judith A Vaughan

Michele Marlin, by Judith A. Vaughan,
Attorney-in-Fact Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 13th day of July, 2017, before me personally appeared **Judith A. Vaughan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Deborah M. Marlin, also known as Michele Marlin**, as her attorney in fact, pursuant to the power of attorney recorded in Instrument No. 20170713-0070679, Register's Office, Davidson County, Tennessee, and acknowledged that she executed the same as the free act and deed of **Michele Marlin** as her attorney in fact.

NOTARY PUBLIC

My Commission Expires: 8-21-18

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

* * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$49,600.00**.

AFFIANT

Subscribed and sworn to before me on this 13th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 8-21-18

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

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: 2.4.20