WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

NOTARY PUBLIC TRACEY TURNER WILSON COUNTY

Davidson County DEEDWARR
Recvd: 10/06/03 11:28 2pgs
Fees:13.00 Taxes:480.63

20031006-0147281

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eleazar Correa-Saucedo	Southeastern Financial Inc.	Map 43-01, A, 6.00
(NAME) 720 Shandale Drive	(NAME) 3343 Perimeter Hill Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville Tennessee 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Terry McDonald and Wife, Rachel McDonald , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eleazar Correa-Saucedo, a Married Man Jesus Lara Meza, a Married Man , 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:

BEING Lot No. 52 on the Plan of Final Plat for Section Four, Shannon Place, as shown by plat of record in Plat Instrument # 20010423-0004003, and recorded for correction in Instrument #20010502-0044879, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Part of
Being the same property conveyed to Terry McDonald and Wife, Rachel McDonald by deed from Charles E. Rhoten and wife, Carole Rhoten of record in Instrument # 200105030045518, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 720 Shandale Drive, Madison, TN 37115
(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 hand(s) this 2nd day of October, 2003.

Terry McDonald

Rachel McDonald by Terry McDonald Atty in fact

STATE of Tennessee
COUNTY of ~~Davidson~~ Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Terry McDonald the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10/2/2003

My Commission Expires: 1-23-06

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 30th day of September, 2003, before me personally appeared Terry McDonald, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rachel McDonald, and who acknowledged that she executed the same as the free act and deed of the said Rachel McDonald by virtue of that Power of Attorney, duly executed by the said Rachel McDonald and appearing of record in Book _____, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at MT Juliet Tennessee, this 2nd day of October, 2003.

My Commission Expires: 1-23-06

Notary Public

File Number23080664
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122