WARRANTY DEED

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$153,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 4-17-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew F. McCleskey	FIKIT NATIONAL BANK OF South MISSISSIPPI	**171-3-B-291CO**
(NAME)	(NAME)	
601 Old Hickory Blvd. #108	P. O. Box 15549	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	HATTIESBURG MS 39404	
(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, **JEFFREY J. MENDEZ AND CARMEN C. MENDEZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW F. MCCLESKEY**, UNMARRIED, 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, BEING UNIT No. 53, on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey J. Mendez, married by deed from Pulte Homes Tennessee Limited Partnership of record in Instrument No. 200006050055600 Register's Office for Davidson County, Tennessee.

Carmen C. Mendez, wife of the said Jeffrey J. Mendez, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

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

unimproved ☐

This is improved ☒ property, known as **601 Old Hickory Blvd. #108, Brentwood, TN 37027**

(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 our hands this 15th day of January, 2004.

Jeffrey J. Mendez
By: Gwendolyn S. Goodwin, his Attorney in Fact

Carmen Cynthia Mendez
By: Gwendolyn S. Goodwin, her Attorney in Fact

Davidson County DEEDWARR
Recvd: 01/21/04 09:19 2pgs
Fees:13.00 Taxes:566.10

20040121-0007797

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Gwendolyn S. Goodwin with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Jeffrey J. Mendez and Carmen Cynthia Mendez and being authorized to act on behalf of said persons, she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of January, 2004.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21 2007