McConnell & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/04 08:19 2pgs
Fees:13.00 Taxes:447.33

20041203-0144028

A. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,900.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2004.

_____
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juana Saucedo	New Owner	176-5A-39
(NAME)	(NAME)	
5444 Hickory Woods Drive		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Franklin Scott Meares and wife, Heather L. Meares, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juana Saucedo and husband Nicholas Saucedo 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 Lot No. 56 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Pages 885, 886, and 887, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Franklin Scott Meares and wife, Heather L. Meares, by deed of record in Book 10425, Page 564, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Franklin Scott Meares and wife, Heather L. Meares by Carolyn Adcock as thier Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No 20041203-0144027, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5444 Hickory Woods Dr., Antioch, TN 37013
(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 30th day of November, 2004.

Franklin Scott Meares by Carolyn Adcock Atty in Fact
Franklin Scott Meares

Heather L. Meares by Carolyn Adcock Atty in Fact
Heather L. Meares

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of November, 2004, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Franklin Scott Meares and Heather L. Meares and who acknowledged that ~~they~~ she executed the same as the free act and deed of the said Franklin Scott Meares and Heather L. Meares, through Power of Attorney granted ~~them~~ her by the said Franklin Scott Meares and Heather L. Meares.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2004.

Commission expires: 5/30/07

KRISTIN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007