BOX 13
 # 10618

File No. 250901488

WARRANTY DEED

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: September 22, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 10/28/05 11:28 2 pgs
Fees:13.00 Taxes:563.14

20051028-0130416

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Issa Meho	New Owners	Map 087-01-0A
(NAME) 2908 Chesney Court	(NAME)	Parcel 099.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Peter J. Salcedo and Valerie A Salcedo, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Issa Meho**, MARRIED, 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 all of Lot No. 16, on the Plan of Section Three, Chesney Glen, as shown by plat appearing of record in Plat Book 9700, Page 401, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Peter J. Salcedo and Valerie A. Leonor, unmarried by Warranty Deed dated January 8, 2002 of record in Instrument No. 20020114-0005317, Register's Office for Davidson County, Tennessee. The said Valerie A. Leonor is one and the same person as Valerie Salcedo.

Restrictive Covenants of record in Book 10278, Page 279, Book 10449, Page 215, Book 10449, Page 217, Book 10469, Page 924 and in Book 10640, Page 944; Charter for Homeowners' Association of record in Book 10290, Page 256; Quitclaim Deed to Homeowners' Association for open space of record in Book 11577, Page 623; Storm Water Detention Agreement of record in Book 10357, Page 915; All matters on the Boundary Plat of record in Book Plat Book 9700, Page 215; all matters shown on plat of record in Plat Book 9700, Page 401; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2908 Chesney Court, Hermitage, TN 37076
(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 26th day of October, 2005.

Peter J. Salcedo

Valerie A. Salcedo

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Peter J. Salcedo and Valerie A Salcedo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of October, 2005.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: [redacted]1488

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076