File No. 260201327

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/06 11:53 2 pgs
Fees:13.00 Taxes:492.10
20060227-0022269

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Gregorio Jimenez Mendoza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/12/09

(AFFIX SEAL)

MICHAEL T. HALEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregorio Jimenez-Mendoza	Southeast Financial Federal Credit Union	150-16-0B-015.00
(NAME)	(NAME)	
5737 Tru-Long Drive	444 James Robertson Parkway	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Thoroughbred Construction, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregorio Jimenez-Mendoza, and Wife, Maria Concepcion-Garcia**, HEREINAFTER CALLED THE GRANTEE(S), 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. 15, Final Plat Tru-Long Acres, as shown by plat appearing of record in Instrument No. 200407020079028, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said property.

Being part of the same property conveyed to Mt. View LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated March 31, 2002 of record in Instrument No. 200203130031766, Register's Office for Davidson County, Tennessee. The said property being further conveyed to Thoroughbred Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed dated August 30, 2005 of record in Instrument No. 200509140110481, said Register's Office.

Declaration of Covenants, Conditions and Restrictions and By Laws of record in Instrument No. 200408180100034 and 200412090146798; Charter of Homeowners' Association of record in Instrument No. 200408180100033; Quitclaim Deed to Homeowner's Association for common area of record in Instrument No. 200408270103988; Storm Water Detention Agreement of record in Instrument No. 200403170030287; Sewage Pump Easement of record in Instrument No. 200512140150194; all matters shown on plat of record in Instrument No. 200407020079028; 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 5737 Tru-Long Drive, 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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 23rd day of February, 2006.

Thoroughbred Construction, LLC

By: _____
Steven M. Knox, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared STEVEN M. KNOX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Thoroughbred Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Member, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand at office this 23rd day of February, 2006.

Commission expires: 6/22/08

Carol M. Holmes
Notary Public

CAROL M. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 260201327

RETURN TO:
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167