This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **3687**

Davidson County DEEDWARR
Recvd: 02/08/08 14:19 2 pgs
Fees:13.00 Taxes:684.13
20080208-0013301

WARRANTY DEED

THIS INDENTURE, made and entered into this **January 22, 2008** ,by and between **Darlene Dulac, an unmarried woman**, parties of the first part, and **Bertrand Mendiola and wife, Maria Mendiola**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 202, FINAL PLAT ABBINGTON PARK, PHASE ONE, SECTION FOUR Planned Unit Development, as shown on plat of record in Instrument No. 20050110-0003256, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Darlene Dulac, an unmarried woman by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, recorded on the 27th day of March, 2006 in Instrument No. 20060327-0034764, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **62-2B-158.00CO**
☒ Improved OR
☐ Unimproved property located at: **4160 Longfellow Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Darlene Dulac

STATE OF Florida

COUNTY OF Broward

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Darlene Dulac, an unmarried woman** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 18th day of January, 2008.

Notary Public

My Commission Expires: 5/9/2009

JUDITH HILSENRATH
Comm# DD0423981
Expires 5/9/2009
...ru (800)432-4254
...ry Assn., Inc.

****

Owner's Name: **Bertrand Mendiola and Maria Mendiola**

and Address: **4160 Longfellow Drive, Nashville, TN 37214**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Countrywide Bank, FSB
901 Crescent Centre Dr. #510
Franklin, TN 37067

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$184,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **1/22/2008.**

Notary Public

My Commission Expires: _____

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/04/2010
COUNTY OF WILLIAMSON