Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $92,000.00

Affiant

Subscribed and sworn to before me, this 18th day of April, 2008.

Notary Public

Expiration of commission. 1/24/09

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 04/28/08 09:31 2 pgs
Fees:13.00 Taxes:340.40
20080428-0042759

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ricky L. Mitchell, Jr.	**Regions Bank d/b/a Regions Mortgage**	**Map\Parcel: 149-02-0C-10**
110 Elizabeths Court	**2050 Parkway Office Circle**	
Antioch, TN 37013	**Birmingham, AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Shirley Lizabeth Melgar-Hernandez, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ricky L. Mitchell, Jr., 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 or Building Site No. 10 on the Plan of Sterling Wood, of record in Plat Book 6250, Page 648, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shirley Lizbeth Melgar by Warranty Deed from Joseph B. Sheppard, dated May 2, 2001, of record in Instrument No. 20011228-0143644, Register's Office for Davidson County, Tennessee. Jason Anthony Hernandez conveyed his interest in said property to Shirley Lizabeth Melgar-Hernandez, by Quitclaim Deed, of record in Instrument No. 20060505-0052471, Dated April 28, 2006, Register's Office for Davidson County, Tennessee. Shirley Lizbeth Melgar and Shirley Lizabeth Melgar-Hernandez are one in the same person. Also Known as S. Liz Hernandez

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, page 648, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6668, page 81, Register's Office for DAVIDSON County, Tennessee.
Agreement of record in Instrument No. 20050801-0089862, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 6668, page 91, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common area/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 110 Elizabeths Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 18th day of April, 2008.

Shirley Lizabeth Melgar-Hernandez

Shirley Lizabeth Melgar-Hernandez

Now known as S. Liz Hernandez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Shirley Lizabeth Melgar-Hernandez*, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

* AKA S. Liz Hernandez

Witness my hand, at office, this 18th day of April, 2008.

Notary Public

My Commission Expires: 9/16/09



File #: **07868-SH**

RECORD & RETURN TO:

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Brentwood, TN 37027