Return:
McCann & Hubb
1804 Williamson Ct., Ste 20
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2008.

Notary Public

Expiration of commission. 1/24/09

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

Davidson County DEEDWARR
Recvd: 04/28/08 09:35 2 pgs
Fees:13.00 Taxes:610.50

20080428-0042764

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer L. Aldrich	**Countrywide Bank, FSB**	**Map\Parcel: 163-02-0-66**
4516 Highland Ridge Drive	**3011 Armory Drive, Suite 120**	
Antioch, Tennessee 37013	**Nashville, TN 37204**	

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,

Flor Melgar

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

Jennifer L. Aldrich

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:

Property located in Davidson County, Tennessee, being Lot Number 113, Hickory Highland Place, Section 2, Phase 2, recorded in Instrument No. 20010608-0060706, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Flor Melgar, unmarried by Cash Deed for Tennessee from Secretary of Housing and Urban Development, dated October 26, 2007, of record in Instrument No. 20071113-0132929, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20010608-0060706, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11306, Page 572, Book 11667, Page 310, Book 10421, Page 239, Book 11103, Page 990 and Instrument No. 20020528-0064349, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 10868, Page 886 and Book 10868, Page 923, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7775, Page 361, Register's Office for DAVIDSON County, Tennessee.

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 4516 Highland Ridge Drive, Antioch, Tennessee 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 15th day of April, 2008.

Flor Melgar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Flor Melgar, 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.

Witness my hand, at office, this 15th day of April, 2008.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

My Commission Expires:_____

File #: **08245-SH**

RECORD & RETURN TO:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027