BOX 13
14950

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $95,000.00 Affiant Subscribed and sworn to before me, this 6th day of April, 2009. Notary Public My commission expires: 3/20/2010

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melanie Rosette Bledsoe **Willie Jason Bledsoe**	Regions Bank 2050 Parkway Office Cir Birmingham AL 35244	**Map 162, Group 06-0, Parcel 348.00**
177 Delvin Drive		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Sandra M. Posada and Carlos M. Lopez

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

Melanie Rosette Bledsoe and husband, Willie Jason Bledsoe

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 Lot No. 32 on the Plan of Bess Estates Section 1, of record in Plat Book 4460, page 154, 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 Sandra M. Posada and Carlos M. Lopez, by Warranty Deed, from Darlene Snow Baer f/k/a Darlene Snow and husband Thomas Baer, of record in Instrument No. 20040818-0099825, Dated August 16, 2004 and re-recorded in Instrument No. 20041229-0154034, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, page 154, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4679, page 64, 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 177 Delvin Drive, Antioch, TN 37013.

BILL GARRETT, Davidson County
Trans:T20090025189 DEEDWARR
Recvd: 04/16/09 12:37 2 pgs
Fees:13.00 Taxes:351.50
20090416-0034588

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 6th day of April, 2009.

Sandra Posada
Sandra M. Posada

CARLOS M. LOPEZ BY SANDRA POSADA, ATTORNEY IN FACT
Carlos M. Lopez by Sandra M. Posada, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Sandra M. Posada, the within named grantors, with whom I am personally acquainted (or who proved to me her 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 6th day of April, 2009.

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/18/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sandra M. Posada, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the within instrument on behalf of Carlos M. Lopez for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Carlos M. Lopez, and is authorized by him to execute this instrument on his behalf.

Witness my hand, at office, this 6th day of April, 2009.

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/18/2012

File #: **09341-SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027