THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28700-04-2009** **Record & Return To:** **Rudy Title & Escrow** **2012 21st Ave. S.** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,400.00. Affiant Subscribed and sworn to before me this 28th day of May, 2009. Notary Public My Commission Expires: 7-2410

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Abelardo Moncayo 601 Elaine Drive Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 133 13 O 134.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melanie Johnson Gogel Chase and husband, Jarid Chase**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abelardo C. Moncayo and wife, Meghan S. Moncayo**("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 601 Elaine Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Jarid Chase joins in the execution of this instrument to convey any and all rights he may have in the subject property by virtue of his marriage to Melanie Johnson Gogel Chase.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of May, 2009.

Jarid Chase

Melanie Johnson Gogel Chase

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jarid Chase and Melanie Johnson Gogel Chase**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2009.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20090036870 DEEDWARR
Recvd: 06/03/09 14:56 2 pgs
Fees:13.00 Taxes:833.98

20090603-0051364

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 601 on the Plan of Caldwell Hall, Section Seven, as of record in Plat Book 3300, page 19, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Melanie Johnson Gogel, unmarried by deed dated April 26, 2002 from Gerald Royce Armstrong and wife, Mary W. Armstrong of record in Instrument No. 20020429-0052390, Register's Office for Davidson County, Tennessee. Melanie Johnson Gogel having married and now being known as Melanie Johnson Gogel Chase.

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable. Map and Parcel No. 133 13 0 134.00.
2. All matters appearing on the Plan of record as Book 3300, page 19, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212