BOX 13
15465

BILL GARRETT, Davidson County
Trans: T20090082856 DEEDWARR
Recvd: 12/08/09 10:50 2 pgs
Fees: 13.00 Taxes: 351.50
20091208-0112205

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2381

Property Address: 730 Idlewild Drive, Madison, TN 37115

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tiffany McClellan, an unmarried person**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Joel Hernandez Sanchez, an unmarried person**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson county, Tennessee, being Lot No. 9 of Block "L" on the revised plan of Power & Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson county, Tennessee.

Said Lot No. 9 fronts 50 feet on the westerly margin of Idlewild Drive and extends back between parallel lines which measure 200 feet to a dead line in the rear measuring 50 feet therein.

Being the same property conveyed to Tiffany McClellan, a single woman by Warranty Deed from Delois H. Leighton, a single woman, dated July 9, 2008 and recorded July 11, 2008 in Instrument #20080711-0071603, Register's Office for Davidson county, Tennessee.

Being the same property conveyed to Delois H. Leighton by Deed dated April 10, 1995 and recorded in Book 9657, page 245, Register's Office for Davidson county, Tennessee.

This is improved property known as 730 Idlewild Drive, Madison, Tennessee 37115.
MAP 52-1 PARCEL 297

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 1st day of December, 2009.

Tiffany McClellan {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day December, 2009, before me the undersigned officer, personally appeared Tiffany McClellan, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 3-27-11

LAURA W. DUKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Grantor's Name, Address, Phone:
Tiffany McClellan

Grantee's and send tax bills to:
Joel HERNANDEZ SANCHEZ
730 Idlewild Drive
Madison, TN 37115

The actual value or consideration for this transfer is $95,000.00.

Affiant

Notary Public

My Commission Expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY