WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,900.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2010

_____ Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Francisco J. Melgar	F&M Bank	Parcel ID:
3329 Towneship Rd.	50 Franklin Street	15011014300
Antioch, TN 37013	Clarksville, TN 37040	

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 acknowledged, we

Jeffery A. Salyers and wife, Wendy G. Salyers

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Francisco J. Melgar , a single person

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:

BEING Lot No. 204, on the Plan of Towne Village of The Country, Section 3, of record in Plat Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffery A. Salyers and wife, Wendy G. Salyers by deed from David C. Bundy and wife, Corinne R. Bundy, of record in Book 9995, Page 805, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5635, Page 545, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 268 and 269, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3329 Towneship Rd., Antioch, TN 37013

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, their heirs and assigns forever; and we do covenant with 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 is 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 our hands this 28th day of May, 2010.

_____
Jeffery A. Salyers

_____
Wendy G. Salyers

BILL GARRETT, Davidson County
Trans:T20100033307 DEEDWARR
Recvd: 06/02/10 13:44 2 pgs
Fees:13.00 Taxes:365.93
20100602-0042476

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffery A. Salyers and Wendy G. Salyers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of May, 2010.

My Commission Expires: 11/22/10 _____
Notary Public

