BILL GARRETT, Davidson County
Trans:T20100059007 DEEDWARR
Recvd: 09/20/10 13:03 2 pgs
Fees:13.00 Taxes:499.50
20100920-0074617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$135,000.00~~

Affiant

Subscribed and sworn to before me, this 14th day of September, 2010

Notary Public

My commission expires: 7-21-13

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**Signature Title Services, Inc.**
**4711 Trousdale Drive, Suite 120**
**Nashville, TN 37220**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Jose Sixtos-Sarabia** | **F & M Bank** | 136-09-0-00400 |
| **580 Rural Hill Road** | **10 Cadillac Srive Ste 100** | |
| **Nashville, TN 37217** | **Brentwood TN 37027** | |

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,

**Flor Melgar, unmarried**

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

**Jose Sixtos-Sarabia, a married man**

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 73, SECTION 4, EDGE-O-LAKE ESTATES, as shown on plat of record in Plat Book 3600, Page 87 and 88, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Flor Melgar, Unmarried by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 26th day of March, 2007 in Instrument No. 20070326-0036062, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 3600, Page 87 and 88, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 580 Rural Hill Road, Nashville, TN 37217.

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 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 14th day of September, 2010.

Flor Melgar

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, Flor Melgar , the within named Grantors, 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, at office, this 14th day of September, 2010.

Notary Public

My Commission Expires: 9.19.2011

