11-1-054

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110025379 DEEDWARR
Recvd: 04/29/11 13:24 2 pgs
Fees:13.00 Taxes:342.25
20110429-0032938

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2011

Notary Public

My Commission Expires October 28, 2012

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micaela Mendoza	Universal Lending Micaela Mendoza	162.07-0-222.00
(NAME)	(NAME)	(MAP)
90 Ocala Drive	90 Ocala Drive	
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Bill K. Weidman III, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Micaela Mendoza, a married woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 34, on the Plan of Whittemore Valley, Section 2-B, of record in Instrument No. 6200, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Bill K. Weidman III, unmarried, by deed from Randal Murdah, unmarried, of record in Instrument No. 20061004-0123339, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 90 Ocala Drive, Antioch, Tennessee 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 my/our hand(s) this 15th day of April, 2011.

Bill K. Weidman III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bill K. Weidman III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of April, 2011.

Notary Public

My Commission Expires:

My Commission Expires
October 28, 2012

