BILL GARRETT, Davidson County
Trans:T20110035481 DEEDWARR
Recvd: 06/14/11 11:53 2 pgs
Fees:13.00 Taxes:536.50
20110614-0045532

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive, Suite 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of June, 2011, by and between , Michael S Bligh, Trustee of the Melgar Revocable Living Trust, party of the first part, and Justin Stace and Kristy Stace, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Cambridge Forest, Section 3, of record in Plat Book 11700, Page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being all or part of the same property conveyed to Michael S. Bligh, Trustee of the Melgar Revocable Living Trust, by virtue of that certain Quit Claim Deed dated December 20, 2010, at Instrument No. 20110405-0026195 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Ramon A Melgar and wife Nathaly R Meglar by Warranty Deed dated May 31, 2007 and recorded June 4, 2007 at Instrument NO 20070604-0065666 in said Register's Office, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 10332, Page 1; Page 10774, Page 723 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Trustee

Michael S Bligh, Trustee of the Melgar Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael S Bligh, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of June, 2011.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Justin Stace and Kristy Stace
	2604 Welshcrest Drive Antioch, Tn 37013
Tax Parcel No	149150A09100CO
Property Address:	2604 Welshcrest Drive Antioch, TN 37013
MAIL TAX BILLS TO:	US Bank Home Mortgage, Payment Processing
	Po box 20005 **Owensboro, KY 42304-0005**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $145,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of June, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY