WARRANTY DEED

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
Ismael M Saigada & Doranelly G Hernandez 99 Claiborne Street Nashville, TN 37210	MAP-PARCEL NUMBER 093-16-0-066.00
THIS INSTRUMENT PREPARED BY: WILLIAM E. PORTER Attorney at Law 401 Church Street, Suite 2900 Nashville, TN 37219 615/250-8000	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $70,000.00 Fred Meador Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF June, 2012 Notary Public My Commission Expires: Sept 9, 2014

WILLIAM EDWARD PORTER IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires SEPT 9, 2014

FOR AND IN CONSIDERATION OF ten dollars cash in hand other good and valuable consideration paid by the grantees herein the receipt and sufficiency of which is hereby acknowledged, I, **FRED MEADOR** (hereinafter referred to as "Grantor") has bargained and sold, and does hereby transfer and convey, unto **ISMAEL M. SAIGADA and DORANELLY G. HERNANDEZ,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 98 as shown on the Map entitled Maury and Claiborne's Addition to South Nashville of record in Plat Book 21, page (s) 84 and 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to **FRED MEADOR**, by deed from **David Smith and wife, Linda Roll Smith**, of record on Instrument #20040902-0106633, said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120044956 DEEDWARR
Recvd: 06/18/12 15:52 3 pgs
Fees:18.00 Taxes:259.00

20120618-0053389

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

This is improved property known as 99 Claiborne Street, Nashville, TN. 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, their heirs and assigns, forever.

AND the Grantor does hereby covenant with the Grantee, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 2002 property taxes, which have been assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties have set their hands and seal, on this the 18th day of June 2012.

Fred Meador

FRED MEADOR

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, W Edward Porter IV, a Notary Public in and for said County and State, **FRED MEADOR**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June 2012.

W Ed Porter

NOTARY PUBLIC

My Commission Expires: Sept 9, 2014.

W. EDWARD PORTER, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014