WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/12 15:05 3 pgs
Fees:18.00 Taxes:632.70
20120622-0055108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

LeeAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 7/6/15
(AFFIX SEAL)

HAL E. WILSON, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Lynn Meisner	SWBC Mortgage	064-09-0-174.00
(NAME)	(NAME)	
4296 Brackenwood Drive	9311 San Pedro, Ste. 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Benjamin Acevedo and wife, Christa Acevedo,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Lynn Meisner, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 on the Plan of Southfork, Section One, of record in Book 6250, pages 384 & 385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Acevedo and wife, Christa Acevedo, by Warranty Deed from Frederic A. Contreras and wife, Sherrie M. Contreras, dated October 10, 2007, of record in Instrument No. 20071011-0120877, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6250, pages 384 and 385; restrictions of record in Book 6596, page 797; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4296 Brackenwood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of June, 2012.

Benjamin Acevedo by Christa Acevedo his attorney in Fact

Benjamin Acevedo by Christa Acevedo, his Attorney-in-Fact

Christa Acevedo

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Christa Acevedo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for **Benjamin Acevedo**, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Benjamin Acevedo**, the within named bargainor by the said **Christa Acevedo** as such Attorney-in-Fact.

Witness my hand and official seal in Mt. Juliet, Tennessee this 22nd day of June, 2012.

Notary Public

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-18-2012

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Christa Acevedo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 22nd day of June, 2012.

Notary Public

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-18-2012

My Commission Expires:

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE