WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130002339 DEEDWARR
Recvd: 01/09/13 11:26 2 pgs
Fees:13.00 Taxes:219.11
20130109-0002852

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 09, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,220.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Medaries and Jessie Medaries	Churchill Mortgage Corporation	09108011200
(NAME)	(NAME)	
1000 42nd Avenue N.	761 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(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, I, Carmen Carcamo, a married woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Medaries, 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 No. 41, as shown on the map entitled the Map of L. H. Davis, Subdivision of Lot No. 41, Clifton Plan, of record in Plat Book 57, Page 100, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carmen Carcamo by Deed from Federal National Mortgage Association of record in Instrument Number 20090141-0033609, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carmen Carcamo, a married woman, by deed of record in Instrument Number 20090414-0033609 Register's Office for Davidson County, Tennessee. Said property was never the primary residence of Palemon Villa, spouse of Carmen Carcamo.

This conveyance is subject to any and all existing restrictions and easements of record. All matters as shown on plat of record in Book 57, Page 100, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1000 42nd Avenue N., Nashville, TN 37209

(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 my hand this 7th day of January, 2013.

Carmen Carcamo

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carmen Carcamo, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 7th day of January, 2013.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013