WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130012564 DEEDWARR
Recvd: 02/14/13 09:12 3 pgs
Fees: 18.00 Taxes: 137.27

20130214-0014964

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2012.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: 12/3/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Salgueiro	Same	05007001100
(NAME)	(NAME)	
114 Wheeler Rd.		
(ADDRESS)	(ADDRESS)	
MASHPEE, MA 02649		
(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 considerations, the receipt of which is hereby acknowledged, we, **Bobby B Batesole and wife, Cathleen J Batesole**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mark Salgueiro**, hereinafter called the GRANTEE(S), their heirs and/or 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. 226, on the Plan of Section Five, Village by the Creek, of record in Plat Book 6250, page 221, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobby B. Batesole and Cathleen J. Batesole by Deed from BC Capital TN1 LLC, dated 12/07/2010 and filed for record on 12/13/2010 in Instrument 20101213009907 3, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Plat Book 6250, Page 221; 2. Restrictions of record in Book 6443, Page 231, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3801 - 3803 Ridgeside Drive, Nashville, TN 37207
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 25th day of April, 2012.

Bobby B. Batesole
Bobby B Batesole

Cathleen J Batesole
Cathleen J Batesole

State of _____
County of _____

Personally appeared before me Bobby B Batesole and Cathleen J Batesole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2012.

SEE ATTACHED NOTARY CERTIFICATE FOR CALIFORNIA NOTARY WORDING

_____
Notary Public _____
My Commission Expires: _____

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF FRANKLIN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$37,100.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to me before on April 30, 2012.

NOTARY PUBLIC/REGISTER

My Commission Expires: 03/18/13

KIMBERLEY P. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of ORANGE }

On APRIL 25, 2012 before me, D. BECKNER, NOTARY PUBLIC,
[Date] [Name of Notary Public and Title "Notary Public"]

personally appeared, BOBBY B. BATESOLE AND CATHLEEN J BATESOLE
[Name(s) of signer(s)]

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS ~~my hand~~ and official seal.

Signature of Notary Public

D. BECKNER
Commission # 1874045
Notary Public - California
Orange County
My Comm. Expires Jan 17, 2014

(seal)

**********OPTIONAL INFORMATION**********
THE INFORMATION PROVIDED BELOW IS NOT REQUIRED BY LAW

CHARACTER OR TITLE OF DOCUMENT WARRANTY DEED

NUMBER OF PAGES_____ **DOCUMENT DATE**_____

SIGNER(S) OF THE DOCUMENT OTHER THAN THOSE NAMED ABOVE:

_____

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