BILL GARRETT, Davidson County
Trans:T20130015418 DEEDWARR
Recvd: 02/25/13 10:54 2 pgs
Fees:13.00 Taxes:231.25
20130225-0018472

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 **$62,500.00,** 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 February 20, 2013.

NOTARY PUBLIC/REGISTER

My Commission Expires: 10.19.16

THIS INSTRUMENT PREPARED BY:
Sovereign Title And Escrow, LLC
305 First Avenue, SE
Winchester, Tennessee 37398

OWNER AND TAX RESPONSIBILITY:
E. J. Hyde
P. O. Box 70385
Nashville, TN 37207
TAX ID: 20101213-0099073

WARRANTY DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, **MARK SALGUEIRO**, hereinafter referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto **E. J. HYDE**, hereinafter referred to as Grantee, his heirs and assigns, the following described real estate situate and lying in Davidson County, Tennessee, and being more particularly 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 of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Salgueiro by deed recorded as Instrument Number: 201302140014964, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

Any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights-of-way for public utilities and otherwise.

TO HAVE AND TO HOLD said real estate unto the said **GRANTEE**, his heirs and assigns forever.

I covenant with the said **GRANTEE**, that I am lawfully seized and possessed of said real estate, that I have a good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

And I further covenant and bind myself, my heirs, assigns, and representatives to forever warrant and defend the title to said real estate unto the said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on February 20, 2013.

MARK SALGUEIRO

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, **Mark Salgueiro** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal at office on February 20, 2013.

C. E. Strapponi
NOTARY PUBLIC

My Commission Expires: April 19, 2015

C. E. STRAPPONI
Notary Public - State of Florida
My Comm. Expires Apr 19, 2015
Commission # EE 82468