Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# G26

ADDRESS NEW OWNER:
Juan Carlos Perez Mendoza
3120 Cedarcroft Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Hamilton Group Funding
4503 Woodbine Rd.
Pace, FL 32571

BILL GARRETT, Davidson County
Trans:T20130024150 DEEDWARR
Recvd: 03/25/13 14:19 2 pgs
Fees:13.00 Taxes:388.13
20130325-0029244

MAP	**130**
GROUP	**10-0**
PARCEL	**18.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Warren McRae Torlay, III** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Juan Carlos Perez Mendoza**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 125 on the plan of Section 10-A, Cherry Hills, of record in Plat Book 4860, page 97, Register's Office for said County.
>
> Said Lot No. 125 fronts 78.0 feet on the northerly margin of Cedarcroft Drive and extends back 145.01 feet on the easterly line and 145.48 feet on the westerly line to a dead line in the rear, measuring 77.16 feet thereon.
>
> Being the same property conveyed to Warren McRae Torlay, III by deed from Beverly Torlay dated October 13, 1987, of record in Book 7393, page 788, Register's Office for Davidson County, Tennessee. Further reference is made to deed of record in Book 6538, page 725, Register's Office, Davidson County, Tennessee.

This is improved property known as 3120 Cedarcroft Drive, Antioch, Tennessee 37013. Possession is to be given on March 20, 2013.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 20th day of March, 2013.

Warren McRae Torlay, III

STATE OF FLORIDA)
COUNTY OF Marion)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Warren McRae Torlay, III**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and ~~official seal~~ at office this 21 ~~20~~th day of March, 2013.

Beverley Angie Comrie
State of Florida
My Commission # EE 841797
Expires: October 8, 2016

NOTARY PUBLIC

My Commission Expires:

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $104,900.00.

Denise J. Minds
AFFIANT

Subscribed and sworn to before me on this 20th day of March, 2013.

AMANDA STACY
NOTARY PUBLIC
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 9-6-16