(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF April, 2013.

Notary Public

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R-VRES-13-2612

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Barrett	Same	
2612 Lishwood Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		062-15-0-018.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BLANCA MENDEZ, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL S. BARRETT, AN UNMARRIED PERSON, AND CARMEN MEHERG, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 116 ON THE PLAN OF SUTHERLAND HEIGHTS, SECTION 3 OF RECORD IN PLAT BOOK 2663, PAGE 117, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BLANCA MENDEZ, UNMARRIED BY QUTICLAIM DEED FROM NEIL MENDEZ OF RECORD AT INSTRUMENT NO. 20130314-0025380, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 11, 2013 AND RECORDED ON MARCH 14, 2013.

BEING THE SAME PROPERTY CONVEYED TO NEIL MENDEZ AND WIFE, BLANCA MENDEZ BY DEED FROM ROBERT L. ROBINSON, II AND WIFE, SANDRA S. ROBINSON AND ROBERT L. ROBINSON, INDIVIDUALLY OF RECORD AT INSTRUMENT NO. 20080111-0003523, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 9, 2008 AND RECORDED ON JANUARY 11, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2663, PAGE 117, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2612 Lishwood Drive, Nashville, Tennessee 37214
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20130032955 DEEDWARR
Recvd: 04/22/13 15:27 2 pgs
Fees:13.00 Taxes:777.00
20130422-0039927

Witness my/our hand(s) this 16th day of April, 2013.

B. Dell

Blanca Mendez

STATE OF ~~Tennessee~~ Texas
COUNTY OF ~~Davidson~~ Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Blanca Mendez, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of April, 2013.

Lyudmyla P. Patalakh

Notary Public

My Commission Expires: 09-02-15

(SEAL)

LYUDMYLA P. PATALAKH
Notary Public, State of Texas
Commission Expires 09-02-2015

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903