**RECORD AND RETURN TO:**
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is 166,000.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2013.

Notary Public

My commission expires: 1/6/2015

**THIS INSTRUMENT WAS PREPARED BY**
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **EUGENE A MELENDEZ** | **SWBC MORTGAGE CORPORATION** | **176050A05500CO** |
| **717 SUNNYVALE COURT** | **213 OVERLOOK CIRCLE, SUITE A-4** | |
| **ANTIOCH, TN 37013** | **BRENTWOOD, TN 37027** | |

BILL GARRETT, Davidson County
Trans:T20130055639 DEEDWARR
Recvd: 07/01/13 12:35 2 pgs
Fees:13.00 Taxes:614.20
20130701-0067590

FOR AND IN 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 ACKNOWLEDGE, WE,

**JENNIFER L CAREY, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**EUGENE A MELENDEZ and RAQUEL SANCHEZ RODRIGUEZ, husband and wife**

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 all of Lot No. 72, Hickory Woods Estates, Section 'C', of record in Plat Book 6900, Page 855-887, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER L CAREY BY QUITCLAIM DEED FROM SCOTT KEELING DATED 10/23/06 AND RECORDED ON 11/07/06 IN INSTRUMENT NO. 20061107-0138633, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 717 SUNNYVALE COURT, ANTIOCH, TN 37013.

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 in 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/our hand(s) this 26th day of June, 2013.

JENNIFER L CAREY

**STATE OF TENNESSEE**
**COUNTY OF ~~DAVIDSON~~ Williamson**

Personally appeared before me, a Notary Public of said County and State, JENNIFER L CAREY, the within named Grantors, 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, at office, this 26th day of June, 2013.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY