STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $133,000.00 (One Hundred Thirty Three Thousand).

AFFIANT

Subscribed to and sworn before me this 28th day of June, 2013.

NOTARY PUBLIC / MY COMMISSION EXPIRES: May 5, 2015 (NOTARY SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130056122 DEEDWARR
Recvd: 07/02/13 10:14 2 pgs
Fees:13.00 Taxes:492.10

20130702-0068108

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Angel Feliciano 5020 Shihmen Drive Nashville, TN 37013	FirstBank 6131 Shallowford Road, Ste 102 Chattanooga, TN 37421	162-07-0-039.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **SHARRON M. CRAVEN, unmarried,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANGEL FELICIANO AND VERONICA E. SANTIAGO MENDOZA, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 86 on the Plan of Antioch Park, Section 2 of record in Plat Book 3842, Page 240, 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 Sharron M. Craven by deed from E. Marie Keilman also known as Marie Keilman of record in Book 8260, Page 559, Register's Office for Davidson County, Tennessee, dated October 23, 1990, recorded on December 19, 1990.
Being the same property conveyed to E. Marie Keilman, unmarried by Deed from Robert T. M. Ingman and wife, Connie B. Ingman of record in Book 7886, Page 263, Register's Office for Davidson County, Tennessee, dated May 20, 1989, recorded on July 11, 1989.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **5020 SHIHMEN DRIVE** **NASHVILLE,TN37013**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2013

WITNESS, this 28th day of June, 2013

Sharron M. Craven

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of June, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sharron M. Craven** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of June, 2013.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016