File Box 8

BILL GARRETT, Davidson County
Trans:T20130094988 DEEDWARR
Recvd: 11/06/13 14:17 2 pgs
Fees:13.00 Taxes:467.31
20131106-0115313

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52985
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Oscar Medellin 613 Monte Carlo Dr. Antioch, TN 37013	New Owner

TAX MAP-PARCEL NUMBERS: 1720400200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$126,300.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Ronald Whitlow, unmarried, , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Oscar Medellin hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Monte Carlo Estates, Section 1, of record in Book 4675, page 68, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Ann Whitlow, unmarried, by Warranty Deed from The Wilson Family Trust, dated September 29, 2006, recorded October 2, 2006, of record in Doc. No. 20061002-0122004 said Register's Office. By Quitclaim Deed dated May 25, 2011, recorded June 14, 2011, of record in Doc. No. 20110614-0045381, said Register's Office, subject property was conveyed to Ann Whitlow and Adam Melton, as tenants in common, with right of survivorship. Final Decree Confirming Sale of record in Doc. No. 20120214-0012830, said Register's Office, vested subject property in Fesmire Investments, and a Decree for Redemption of record in Doc. No. 20121016-0094894, said Register's Office, vested subject property in Ann Whitlow and Adam Melton. By Quitclaim Deed dated October 19, 2012, recorded November 2, 2012, of record in Doc. No. 20121102-0100874, said Register's Office, , subject property was conveyed to Ronald Whitlow.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, page 68, said Register's Office, which Plan shows a 30 foot minimum building setback line from Monte Carlo Drive, a 10 foot easement for public utility purposes along the rear line, a 2.5 by 25 foot utility anchor easement located on the northwesterly front corner of said lot and a 15 foot easement for public utility and drainage purposes, with an 8 inch sewer line lying therein, along the front line of said lot.

This is improved property, known as: 613 Monte Carlo Drive, Antioch, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of October, 2013.

Ronald Whitlow

State of TENNESSEE

County of DAVIDSON

On this 29th day of October, 2013 , before me the undersigned authority, personally appeared Ronald Whitlow, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $126,500.00

Affiant

Sworn and subscribed before me this the 29th day of October, 2013

My Commission Expires: _____

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017