BILL GARRETT, Davidson County
Trans:T20130099168 DEEDWARR
Recvd: 11/22/13 08:40 3 pgs
Fees:18.00 Taxes:61.05
20131122-0120258

NEW PROPERTY OWNER IS
AND SEND TAX BILLS TO:
Moises Medel Sanchez

558 EAST CAMP TR.
GALLATIN, TN. 37066

MAP AND PARCEL 043-13-0263.00

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 ($16,500.00) DOLLARS**, paid and to be paid as hereinafter set forth, ROSEMARY PARTNERS, LLC, have this day bargained and sold and by these presents do hereby transfer and convey to **MOISES MEDEL SANCHEZ**, his heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

BEING Lot No. 37 of BLOCK "C" of CRITTENDEN ESTATES, a plat of which is of record in Plat Book 974, page 69, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING a part of the same property conveyed to Rosemary Partners, LLC by deed from Capital Homes, LP of record as Instrument No. 20121231-0120482 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

ROSEMARY PARTNERS, LLC COVENANTS with the said GRANTEE that it is lawfully seized and possessed of the above-described tract or parcel of land, that it has a good right to convey same, and that the same is unencumbered, except for 2013 real estate taxes, applicable zoning and building regulations, and all visible easements.

ROSEMARY PARTNERS, LLC FURTHER COVENANTS with the said

GRANTEE and bind itself, it successors and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

FOR SAID CONSIDERATION of the sum of SIXTEEN THOUSAND FIVE HUNDRED ($16,500.00) the said MOISES MEDEL SANCHEZ has this day executed a promissory note for the sum of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 ($16,500.00) DOLLARS, payable to the order of ROSEMARY PARTNES, LLC and secured by a **DEED OF TRUST** of even date executed by said GRANTEE

WITNESS my hand this the 15 day of November, 2013.

ROSEMARY PARTNERS, LLC

BY:_____

BRANDON RUMBLEY CHIEF MEMBER

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRANDON RUMBLEY CHIEF MEMBER OF ROSEMARY PARTNERS, LLC, the bargainor, 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 Gallatin, Tennessee, on this the 15 day of November, 2013.

_____

NOTARY PUBLIC

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-16

MY COMMISSION EXPIRES: 5-25-16

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or

value of the property transferred, whichever is greater is $16,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 15 day of November, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016