WARRANTY DEED

File #13123643

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130107635 DEEDWARR
Recvd: 12/30/13 10:16 2 pgs
Fees:13.00 Taxes:362.60

20131230-0130660

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wahed Melik	US Bank, NA	150-09-0-216.00
(NAME)	(NAME)	
341 Cedarcliff Rd	3310 Rider Trail	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Diego Augustin Cifuentes, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wahed Melik, and *** 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:

***Mona Hanna, husband and wife**

Being Lot No. 144, on the plan of Subdivision Plan for Phase II Forest View Park Section V, as the same appears of record in Plat Book 6250, Page 458, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Diego Augustin Cifuentes by quitclaim deed from Vickie Lynn Podczervinski, dated 09/12/2013, of record in Instrument No. 20131202-012222, said Register's Office.

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 6250, Page 458, said Register's Office.; Restrictive Covenants as of record in Book 6312, page 609 and in Book 6569, page 294, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **341 Cedarcliff Rd, Antioch,TN,37013**

(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 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 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 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 our hands this 26th day of December, 2013.

Diego Augustin Cifuentes

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Diego Augustin Cifuentes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 26th day of December, 2013.

Commission expires:

8/16/14

VANESSA E ALLEN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130