WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056407 DEEDWARR
Recvd: 08/04/14 09:52 2 pgs
Fees:13.00 Taxes:684.50

20140804-0069441

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2014

Dana Delworth
Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Maeven Mendoza	SWBC Mortgage Corporation	Parcel ID:
1013 Dozier Place	9311 San Pedro Ave. #100	07209008600
Nashville, TN 37216	San Antonio, TX 78216	

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, we

Caryn Cast and Lynda Cast, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Maeven Mendoza , an unmarried woman

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 Lot No. 22 on the Plan of Dozier Place of record in Plat Book 974, Page 51, in the Register's Office for Davidson County, Tennessee, and further described as follows:

Lot No. 22 fronts 50 feet on the northerly side of Dozier Avenue and runs back 119.7 feet to the westerly line and 121.8 on the easterly line to a dead line measuring 50.1 feet thereon.

Being the same property conveyed to Caryn Cast and Lynda Cast, as joint tenants with full rights of survivorship, by Quitclaim Deed from Caryn Cast, of record in Instrument 20110330-0024525, dated February 8, 2011, Register's Office for said County. See also deed of record in Instrument 20061027-0133516, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1086, Page 94, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 974, Page 51, said Register's Office.

The signature of Lynda Cast is signed by her duly appointed Attorney-in-Fact, Caryn Cast, pursuant to the Power of Attorney of record in Instrument 20140804-0069440, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1013 Dozier Place, Nashville, TN 37216

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 29th day of July, 2014.

Caryn Cast

Lynda Cast by Caryn Cast, Attorney in Fact

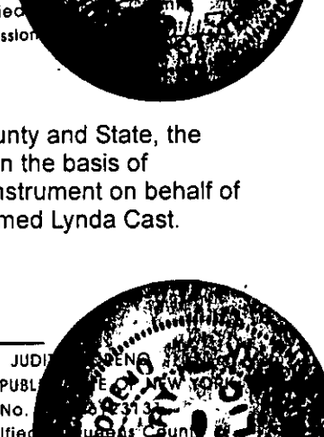
STATE OF NEW YORK
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caryn Cast, 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 and official seal this 29 day of July, 2014.

My Commission Expires: 2/28/17

Notary Public



STATE OF NEW YORK
COUNTY OF Queens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Caryn Cast, 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 on behalf of Lynda Cast as his/her/their Attorney in Fact as the free act and deed of the within named Lynda Cast.

Witness my hand and official seal this 29 day of July, 2014.

My Commission Expires: 2/28/17

Notary Public