Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20140057483 DEEDWARR
Recvd: 08/06/14 14:05 2 pgs
Fees:13.00 Taxes:421.80
20140806-0070786

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $114,000.00.

Affiant

Subscribed and sworn before me this the 31st day of July, 2014.

Notary Public
My commission expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Roberto Rodriguez Melendez 108 Cimarron Court Antioch, TN 37013	Southeast Financial Credit Union 220 South Royal Oaks Blvd. Franklin, TN 37064	148-15-41

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GABE MCCAULEY AND WIFE, MANDY MCCAULEY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERTO RODRIGUEZ MELENDEZ, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Section III, Apache Hills, of record in Book 4175, page 9, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gabe McCauley and Mandy McCauley, husband and wife, by deed from Edward L Jackson and wife, Linda A Jackson, dated May 30, 2002, of record in Instrument No. 20020603-0066629, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 108 Cimarron Court, Antioch, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 31st day of July, 2014.

Gabe McCauley

Mandy McCauley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gabe McCauley and Mandy McCauley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2014.

My commission expires: 9/9/14

Notary Public

