BILL GARRETT, Davidson County
Trans:T20140063059 DEEDWARR
Recvd: 08/26/14 09:19 2 pgs
Fees:13.00 Taxes:185.00
20140826-0077588

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Destiny F. Holmes
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF August, 2014.

April G. Nichols
Notary Public

(Affix Seal)

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2014-71

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
**725 COOL SPRINGS BLVD, SUITE 201**
**FRANKLIN, TN 37067**

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Juan and Jerry Mendoza | SAME | 135.16-0-058.00 |
| 2612 Mesa Drive | | |
| Nashville, TN 37217 | | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DANIEL C.SHELTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JUAN MENDOZA AND JERRY MENDOZA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 2612 Mesa Drive, Town of Nashville, 37217, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 3 on the Plan of Section 9A, Edge-O-Lake Estates, of record in Book 4660, page 82, Register's Office for said County.

Said Lot No. 3 fronts 80.0 feet on the northeasterly margin of Mesa Drive and extends back between parallel lines 130.0 feet to a dead line.

Being the same property conveyed to Daniel C. Shelton, unmarried from William David Sanders and wife, Deborah Sanders and Daniel James Guandolo and wife, Julie Ann Guandolo by Warranty Deed dated September 2, 1994 and recorded September 9, 1994 in Book 9460, page 955, Register's Office for Davidson County, Tennessee.

**( ) unimproved**
**This is ( X ) improved property know as 2612 MESA DRIVE, NASHVILLE, TN 37217**

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 21ST day of August, 2014

Daniel C. Shelton

DANIEL C. SHELTON

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, Destiny S. Holmes, a Notary Public in and for said County and State, the within named Daniel C. Shelton, the bargainor(s), 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 Davidson Tennessee, this 21st day of August, 2014.

Destiny S. Holmes

Notary Public

My Commission Expires: 7-2-18

DESTINY S HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY