Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069301 DEEDWARR
Recvd: 09/16/14 15:54 2 pgs
Fees:13.00 Taxes:444.00
20140916-0084991

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00.

Channa Dee Moore
Affiant

Subscribed and sworn to me on September 12, 2014.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27710SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ernesto Antonio Melgar 88 Tusculum Road Antioch, TN 37013	SWBC Mortgage Corporation 9311 San Pedro Ave., Ste. 100 San Antonio, TX 78216	162-07-029

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Darin Moore and wife, Channa Dee Moore, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Ernesto Antonio Melgar, an unmarried man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled the Plan of Antioch Park, Section 1, of record in Plat Book 3600, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 24 fronts 77.71 feet on the northerly margin of Tusculum Road and extends back 114.8 feet on the easterly line and 89.1 feet on the westerly line to a dead line in the rear, measuring 79.3 feet thereon.

Being the same property conveyed to DARIN MOORE AND WIFE, CHANNA DEE MOORE, by Special Warranty Deed from FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, of record as Instrument No. 20080430-0044064, dated April 25, 2008, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Antioch City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on plan of record in Book 3600, page 96, in the Register's Office for Davidson County, Tennessee.
4. Restrictive covenants of record in Book 3861, page 744, in said Register's Office.

This property is also known as improved property located at 88 Tusculum Road, 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 and assigns, forever, and

GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on September 12, 2014.

Darin Moore by Channa Dee Moore, Attorney-in-fact

Darin Moore, By: Channa Dee Moore, Attorney In Fact

Channa Dee Moore

Channa Dee Moore

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On September 12, 2014, before me personally appeared Channa Dee Moore to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on September 12, 2014.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 8-11-2017

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Channa Dee Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Darin Moore, as his Attorney in Fact, as the free act and deed of the within named Darin Moore.

Witness my hand and official seal this 12th day of September 2014.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 8-11-2017