THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF December, 2014. Notary Public MY COMMISSION EXPIRES: 3-20-18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140090621 DEEDWARR
Recvd: 12/03/14 14:03 2 pgs
Fees:13.00 Taxes:388.50
20141203-0110929

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yosvel Suarez Rodriguez	SunWest Mortgage	MAP
737 Reeves Road	18000 Studebaker Rd # 200	PARCEL 149-13-020.00
Antioch, TN 37013	Cerritos CA 90703	
(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, WE, **Barbara B. Meadors, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yosvel Suarez Rodriguez, unmarried**

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. 195 on the Plan of Debra Heights, Section Two, of record in Plat Book 3700, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Herbert L. Meadors, Jr. and wife, Barbara B. Meadors by Warranty Deed from O. W. Cooper, Jr. and wife, Helen B. Cooper, of record in Book 4098, Page 225, Register's Office for Davidson County, Tennessee, dated January 24, 1967 and recorded on January 31, 1967. The said Herbert L. Meadors, Jr. having since died leaving Barbara B. Meadors as surviving tenant by the entirety.

Being the same property conveyed to Barbara B. Meadors, unmarried by Quitclaim Deed from Barbara B. Meadors, of record in Instrument No. 20121105-0101790, Register's Office for Davidson County, Tennessee, dated October 26, 2012 and recorded on November 5, 2012.

The signature of Barbara B. Meadors is signed by her duly appointed Attorney in fact Elizabeth Danielle Ralston, pursuant to the Power of Attorney recorded in Book ##___, page _____, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

#20141203-0110928

This is () UNIMPROVED

(X) IMPROVED property known as **737 Reeves 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 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 _____ hand( ) this the 1st day of December, 2014.

Barbara B. Meadors
by Elizabeth Danielle Ralston
attorney in fact

Barbara B. Meadors by Elizabeth Danielle Ralston, Attorney-in-Fact

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 **Elizabeth Danielle Ralston** 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 **Barbara B. Meadors**, as her Attorney in Fact, as the free act and deed of the within named **Barbara B. Meadors**.

Witness my hand and official seal this the 1st day of December, 2014.

My Commission expires 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY