BILL GARRETT, Davidson County
Trans:T20150004610 DEEDWARR
Recvd: 01/20/15 12:24 2 pgs
Fees:13.00 Taxes:429.20
20150120-0005396

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$120,000.00~~ $116,000.00 A.S.

Affiant

Subscribed and sworn to before me, this 16th day of January, 2015.

Notary Public

My commission expires: 3-20-18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MEGHANE B. GAINEY	Academy Mortgage	**042070A10700CO**
545 HERITAGE LN	1220 East 7800 South	
MADISON, TN 37115	Sandy UT 84094	

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 ACKNOWLEDGE, WE,

LIBIA A. SOLER MEDINA, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MEGHANE B. GAINEY, 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. 310, HERITAGE SQUARE, PHASE THREE, OF RECORD IN PLAT BOOK 5200, PAGE 744 (ERRONEOUSLY REFERRED TO AS PAGE 539 IN PRIOR CONVEYANCE) REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LIBIA A. SOLER MEDINA, BY WARRANTY DEED FROM FABIOLA LEMUS, AN UNMARRIED WOMAN, DATED 12/3/2012 AND RECORDED ON 12/17/2012 IN INSTRUMENT NUMBER 20121217-0116022, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT PROPERTY IS NOT NOW NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF SAID GRANTOR, NOR ANY OF HER HEIRS AND/OR ASSIGNS.

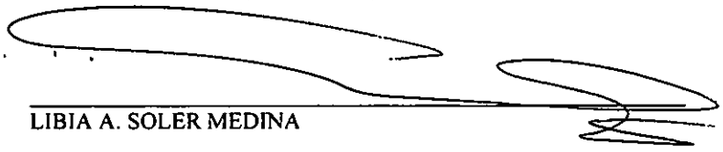
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 545 HERITAGE LN, MADISON, TN 37115.

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 in 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 my/our hand(s) this 16th day of January, 2015.

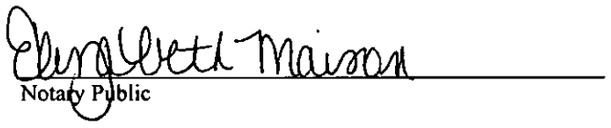


LIBIA A. SOLER MEDINA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LIBIA A. SOLER MEDINA, the within named Grantor(s), 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, at office, this 16th day of January, 2015.



Notary Public

My Commission Expires: 2.11.16

