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

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $203,700.00.

Mitchell B. Bleil
Affiant

Subscribed and sworn before me this the 9th day of February, 2015.

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mitchell B. Bleil	The Federal Savings Bank,	173-16-0A-279.00-CO
1709 South Oaks Drive	300 N. Elizabeth St. Suite 3E	
Nashville, TN 37211	Chicago, IL 60607	

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, KIMBERLY M. FOWLER N/K/A KIMBERLY M.SALDIVAR AND HUSBAND, OSCAR LUIS SALDIVAR, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MITCHELL B. BLEIL AND MEGAN E. BLEIL, 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. 43 on the Plan of Final Plat Hidden Creek, Phase 5 of record in Plat at Instrument No. 20060627-0076912, 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 Kimberly M. Fowler, a single person by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20080516-0050461 Register's Office for Davidson County, Tennessee, dated May 15, 2008 and recorded on May 16, 2008.

The said Kimberly M. Fowler has since married and is now known as Kimberly M. Saldivar.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3196 Hidden Creek Drive, Cane Ridge, 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 9th day of February, 2015.

Kimberly M. Fowler NKA Kimberly M. Saldivar

Kimberly M. Fowler N/K/A Kimberly M. Saldivar

Oscar Luis Saldivar

BILL GARRETT, Davidson County
Trans:T20150011081 DEEDWARR
Recvd: 02/12/15 12:00 2 pgs
Fees:13.00 Taxes:753.69
20150212-0013044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly M. Folwer N/K/A Kimberly M. Saldivar and Oscar Luis Saldivar, 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 9th day of February, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY