Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0340

BILL GARRETT, Davidson County
Trans:T20150029342 DEEDWARR
Recvd: 04/20/15 08:35 2 pgs
Fees:13.00 Taxes:612.35
20150420-0034614

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of April, 2015

Notary Public
Commission Expires: 5/22/18

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 06-22-2014
5/22/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Roberto Tacalco Mendez 2125 Camille Drive Antioch, TN 37013	New Owner	174-11-0A-178.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Philip C. Hammonds, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roberto Tacalco Mendez and Monica Illescas Palma, husband and wife

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. 466 on the Plan of Subdivision Plat of Cane Ridge Farms, Phase Two, of record in Instrument Number 20020821-0101307, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Philip C. Hammonds, married, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 7/1/03 and recorded 7/8/03 in Instrument Number 20030708-0094025, Register's Office for Davidson County, Tennessee.

Kenjila Hammonds, spouse of Grantor, joins in the execution of this instrument for the purposes of conveying her marital interests, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2125 Camille Drive, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of April 2015.

Philip C. Hammonds

Kenjila Hammonds

STATE OF Georgia
COUNTY OF FULTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Philip C. Hammonds and Kenjila Hammonds** 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 and official seal at MABLETON, Georgia this 13th day of April, 2015.

Notary Public
My Commission Expires: 03-18-2017

EUGENE ERVIN JR
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
MARCH 13, 2017