Davidson County	DEEDWARRSP
Recvd: 05/07/15 15:04	3 pgs
Fees:18.00 Taxes:425.50	
20150507-0041972	

G#26557-4
Map 164-00-0
Parcel 011.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me this the 6th day of May, 2015.

My Commission Expires: 7.3.17 Memorie Whitt
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Mauricio N. Velasquez	Mauricio N Velasquez
(Name)	(Name)
5755 Mount View Road	5755 Mount View Road
(Street Address)	(Street Address)
Antioch, TN 37013	Antioch, TN 37013
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **First Tennessee Bank, National Association**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Mauricio N. Velasquez, a married man,** hereinafter called the "Grantee", his heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being described as follows:

Beginning at an old railroad spike in the centerline of Mt. View Road, at the common corner of Tracts 3 and 6, being in the centerline of Mt. View Road, N 17 deg. 30' East 85.4 feet to an iron pin; thence N 9 deg. 45' E 168.5 feet to an iron pin; which is approximately 0.7 of a mile Southerly from Murfreesboro Road; thence leaving Mt. View Road: N 87 deg. 1071 feet to the point in a fence line in the line of Tract 2 on said Rucker lands; thence with the line between Tracts 2 and 3, S 55 deg. 45' W 160 feet to a stake; thence 87 deg. W 109.9 feet to an angle iron and a fence corner, thence crossing Tract 3, S 3 deg. 18' W 143.4 feet to a corner post, a corner of Tract 1 of the Rucker and Harding lands now owned by Akin; thence along an old established fence line, along Akin's line S 87 deg. 1264.5 feet East, to the point of beginning, containing 7 acres, more or less.

Being the same property conveyed to First Tennessee Bank National Association by Deed from Gordon D. Foster, Successor Trustee, dated June 11, 2014, of record in Instrument No. 20140618-0052964, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS is improved property, known as: 5755 Mount View Road, Antioch, Tennessee 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 Grantee, and the heirs and/or assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, his heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 6th day of May, 2015.

FIRST TENNESSEE BANK, NATIONAL ASSOCIATION

BY: _____
Jeanna McWilliams, Vice President Senior Rehab Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeanna McWilliams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Vice President Senior Rehab Officer of First Tennessee Bank, National Association, the within-named bargainor, a banking corporation, and that she, as such Vice President Senior Rehab Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by herself as such Vice President Senior Rehab Officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 6th day of May, 2015.

_____
Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Certificate of Authenticity

I, Crystal Santi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY