WARRANTY DEED

ER15-0342

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Sandra L. Letchus, agent
Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2015.

Vicki Grantham
Notary Public

MY COMMISSION EXPIRES: 5-25-16
(AFFIX SEAL)

VICKI GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05-25-2016

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen Baez	Same	
342 Maple Street (ADDRESS)	(NAME) (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	043-13-0-199.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MELINDA R, HILL, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELLEN BAEZ AND ALEXIS BAEZ, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 11, Block "G" on the Plan of Forst Park Subdivision of record in Plat Book 843, Page 44, 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 Melinda R. Hill, single by Warranty deed from Sherry Dianne Cooper, unmarried f/k/a Sherry Dianne Montgomery of record in Instrument No. 20091027-0099123 Register's Office for Davidson County, Tennessee, dated October 22, 2009 and recorded on October 27, 2009.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 843, page 44, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 342 Maple Street, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of May, 2015.

Melinda R, Hill

BILL GARRETT, Davidson County
Trans:T20150039219 DEEDWARR
Recvd: 05/20/15 11:05 2 pgs
Fees:13.00 Taxes:384.80
20150520-0046515

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of May, 2015, before me personally appeared Melinda R, Hill, a single person to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of May, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959