BILL GARRETT, Davidson County
Trans:T20150042416 DEEDWARR
Recvd: 06/01/15 13:53 2 pgs
Fees:13.00 Taxes:499.50
20150601-0050482

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 135,000.00

Affiant

Subscribed and sworn to before me, this 19th day of May, 2015.

Notary Public

My commission expires: 9/21/2016

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matt Dede	New Owner	**15011013600**
3357 Towneship Rd		
Antioch, TN 37013		

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,

Ruben Construction, LLC

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

Matt W. Dede, an unmarried man

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. 197, on the plan of Towne Village of the Country, Section III, as shown on plat of record in Plat Book 5200, page 268 and 269, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 197 fronts 75 feet on the northerly margin of Towneship Road and extends back 135 feet on the westerly (referred to as Easterly in the Warranty Deed) line and 102.16 feet on the westerly line to a broken line in the rear measuring 91.55 feet thereon.

Being the same property conveyed to Ruben Construction, LLC, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D. C., dated 10/27/2014 and recorded on 10/30/2014 in Instrument Number 20141030-0100252, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Secretary of Housing and Urban Development by Warranty Deed from Tennessee Housing Development Agency, dated 12/02/2013 and recorded on 08/06/2014 in Instrument Number 20140806-0070503, said Register's Office.

Also being the same property conveyed to Tennessee Housing Development Agency, by Substitute Trustee Deed from J. Phillip Jones, Substitute Trustee, dated 10/04/2013 and recorded on 10/08/2013 in Instrument Number 20131008-0105411, said Register's Office.

Also being the same property conveyed to Alisha A. Faulkner, unmarried, by Warranty Deed from Seyed Mohammad Baghernejed and Cheryl Baghernejed, dated 06/28/2006 and recorded on 07/21/2006 in Instrument Number 20060721-0088417, said Register's Office.

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 3357 Towneship Rd, 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 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 19th day of May, 2015.

RUBEN CONSTRUCTION, LLC
BY: RUBEN CHACON
ITS: MEMBER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **RUBEN CHACON** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is MEMBER of RUBEN CONSTRUCTION, LLC and that he is authorized by RUBEN CONSTRUCTION, LLC to execute this instrument on its behalf.
Witness my hand, at office, this 19th day of May, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY