RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-25951

BILL GARRETT, Davidson County
Trans:T20150043887 DEEDWARR
Recvd: 06/04/15 10:53 2 pgs
Fees:13.00 Taxes:469.90
20150604-0052291

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 127,000.00

Michelle Pepper
Affiant

Subscribed and sworn to before me, this 26th day of May, 2015.

Dorothy E. Welch
Notary Public

My commission expires: 4-13-19

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua K. Waldrep	**OWNER**	**150140A02800CO**
4016 Calumet Dr		
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,

Guillermo Rubio Mendez, a married person

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

Joshua Waldrep AKA Joshua K. Waldrep, unmarried

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. 28 on the Plan of Calumet Subdivision, Phase Two, of record in Plat Book 7900, page 367, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Guillermo Rubio Mendez, a married person, by Warranty Deed from Barbara Kent, F. K.A. Barbara A. Connors, and husband, Wayne Kent, dated 10/18/2012 and recorded on 11/02/2012 in Instrument Number 20121102-0101153, Register's Office for Davidson County, Tennessee. Maria de Jesus Marrufo joins in this conveyance for the purpose of conveying any marital rights in said property as wife of Guillermo Rubio Mendez.

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 4016 Calumet Dr, 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 ~~26th~~ 29th day of May, 2015.

Guillermo Rubio Mendez
Guillermo Rubio Mendez

Maria De Jesus Marrufo
Maria de Jesus Marrufo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Guillermo Rubio Mendez and wife, Maria de Jesus Marrufo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of sati sfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~26th~~ 29th day of May, 2015.

Notary Public

My Commission Expires: 9/11/17

