Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

NEW OWNER:

SALVADOR MENDOZA HERNANDEZ
833 STONE HEDGE COURT
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
Pinnacle Bank
150 3rd Avenue South, Suite 900
Nashville, TN 37201

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0482

Map & Parcel 05316025000

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150044960 DEEDWARR
Recvd: 06/08/15 14:51 3 pgs
Fees:18.00 Taxes:555.00
20150608-0053660

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES A. KUBIC** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SALVADOR MENDOZA HERNANDEZ and BRENDA DUARTE ALBARRAN, joint tenants**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 31, Plan of Stone Hedge, Section 3, as shown on the plat of the same of record in Plat Book 9700, Page 219 (incorrectly stated as Plat Book 2, Page 30 and 90 in previous deeds), to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JAMES A. KUBIC by Special Warranty Deed from Homecomings Financial Network, Inc., dated March 8, 2006, and of record in Instrument No. 20060317-0031294, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **833 STONE HEDGE COURT, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 219, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before June 1, 2015, at 5:00 p.m.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, Angela Kubic, spouse of the said James A. Kubic, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 22nd day of May, 2015.

JAMES A. KUBIC

Angela Kubic

ANGELA KUBIC

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES A. KUBIC**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of May, 2015.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

ANITA TATE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Anita Tate
comm exp
5/4/2016

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANGELA KUBIC**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of May, 2015.

Anita Tate
NOTARY PUBLIC

My commission expires: 5/4/2016

ANITA TATE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$150,000.00**.

Emily Bell
AFFIANT

Sworn to and subscribed to before me this 22nd day of May, 2015.

NOTARY PUBLIC

My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017