BILL GARRETT, Davidson County
Trans:T20150053949 DEEDWARR
Recvd: 07/06/15 10:12 2 pgs
Fees:13.00 Taxes:529.10
20150706-0064757

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $143,000.00 Affiant Subscribed and sworn to before me, this 29th day of June, 2015. Notary Public My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Mize	**New Owner**	**Map/Parcel: 119-04-0-078.00**
406 Barrett Road		
Nashville, TN 37211		

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, I/WE,

Alberto Mendoza and wife, Maria Sanchez Hernandez

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Mize

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 136 on the Map of Glencliff Estates, Section 6, as of record in Book 2133, page 73, Register's Office for Davidson County, Tennessee. Said Lot No. 136 fronts 95 feet on the easterly margin of Barrett Road and extends back between lines 216.7 feet on the southerly line and 172.3 feet on the northerly line to a broken line in the rear measuring 107.9 feet thereon.

Being the same property conveyed to Alberto Mendoza, by Special Warranty Deed, from Wells Fargo Bank, N.A., dated May 10, 2006, of record in Instrument No. 20060531-0063471, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2133, Page 73, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2102, Page 339 amended in Book 2199, Page 583, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 406 Barrett Road, Nashville, TN 37211.

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 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 except as 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 29th day of June, 2015.

Alberto Roman M.
Alberto Mendoza

*Maria Sanchez Hernandez, spouse of Alberto Mendoza, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Maria Sanchez H.
Maria Sanchez Hernandez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Alberto Mendoza and wife, ~~Alberto Mendoza,~~ Maria Sanchez Hernandez the within named grantors, with whom I am personally acquainted (or who proved to me their identity on MB the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2015.

My Commission Expires:

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

Notary Public

File #: **150340JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027