BILL GARRETT, Davidson County
Trans:T20150055015 DEEDWARR
Recvd: 07/08/15 10:32 2 pgs
Fees:13.00 Taxes:573.50
20150708-0066106

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $155,000.00 (One Hundred Fifty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 6th day of July, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Gerardo Valle Rivas & Marta C. McDonald 1238 Apache Lane Madison, TN 37115	SWBC Mortgage Corporation 9311 San Pedro #100 San Antonio, TX 78216	05212010100

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **GORDON J. MCCLELLAN, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GERARDO VALLE RIVAS AND MARTA C. MCDONALD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 6 on the Plan of Sequoia Valley Subdivision, Section II, as of record in Book 3700, Page 114, Register's Office for said County.

Said Lot No. 6 fronts 89.8 feet on the southerly side of Apache Lane and extends back between lines, measuring 175.8 feet on the westerly line and 186.0 feet on the easterly line, to a dead line in the rear measuring 98.0 feet thereon.

Being the same property conveyed to Gordon J. McClellan, unmarried, by deed from Hugh Vernon Leggett and wife, Ida Lee Leggett, of record in Book 6859, Page 910, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1238 APACHE LANE** **MADISON, TN 37115**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2015063899

WITNESS, this 6th day of July, 2015

Gordon J. McClellan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of July, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gordon J. McClellan** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 6th day of July, 2015.



Notary Public

Commission Expires: _____