BILL GARRETT, Davidson County
Trans:T20150058857 DEEDWARR
Recvd: 07/20/15 11:23 3 pgs
Fees:18.00 Taxes:388.50
20150720-0070593

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b File #15046

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Felipe Mandujano	New Owner	119-110-0156
2704/2706 Glenmont Court		
Nashville, TN 37210		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Martha H. McClendon and Cliff A. McClendon, Trustees under the Martha H. McClendon Living Trust dated August 17, 1999 (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Felipe Mandujano, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 10 on the plan of Thompson Lane Park, as of record in Book 2331, page 138, in the said Register's Office, described as follows:

BEGINNING at a point in the easterly margin of Interstate Highway No. 24, said point being in the common line of Lots 9 and 10, said point being north 66 55'east, 25.50 feet for the original corner of said Lots: thence N. 23 west 142.12 feet with said Highway right-of-way to a point in the common line of Lots Nos. 10 and 11 to a point, said point being a common corner of Lots Nos. 10 and 11 and 12; thence easterly 70.0 feet with the common line of Lots Nos. 10 and 12 to a point, said point being a common corner of Lots Nos. 8, 10 and 12; thence southerly 140.0 feet with the common line between Lots Nos. 8 and 10 to a point, said point being a common corner of Lots Nos. 8, 9 and 10; thence S. 66 55' W., 200.50 feet with the common line between Lots Nos. 9 and 10 to a point of beginning, containing 0.82 acres, more or less.

Being the same property conveyed to Thomas J. Hudson (deceased February 17, 1996) by deed dated September 28, 1994 from Cliff A. McClendon and wife, Martha Ann H. McClendon of record in Book 6392, page 4, said Register's Office. Being the same property conveyed to Martha H. McClendon and Cliff A. McClendon, Trustees, or their successors in trust, under Martha H. McClendon Living Trust dated August 17, 1999 by Quitclaim Deed from Martha H. McClendon

of record in Book 11642, page 583, said Register's Office for Davidson County, Tennessee. Three Affidavits of Heirship are attached and being recorded simultaneously herewith.
Instrument Numbers #20150720-0070590, #20150720-0070591 and #20150720-0070592
THIS CONVEYANCE IS MADE SUBJECT TO:
1. 2015 Davidson County taxes are not yet due and payable.
2. All matters appearing on subdivision plat of record in Plat Book 2331, page 138, said Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement in Book 4121, page 586, said Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants contained in Book 2548, page 299, said Register's Office for Davidson County, Tennessee.
This is improved real property located on 2704/2706 Glenmont Court, Nashville, Tennessee 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $105,000.00.

Affiant

Subscribed and sworn before me this 17th day of July, 2015.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Commission Expires:

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of July, 2015.

Martha H. McClendon Living Trust
dated August 17, 1999

By: _____
Martha H. McClendon, Trustee

Martha H. McClendon Living Trust
dated August 17, 1999

By: _____
Cliff A. McClendon, Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Martha H. McClendon, Trustee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Martha H. McClendon Living Trust dated August 17, 1999, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of July, 2015.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Cliff A. McClendon, Trustee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Martha H. McClendon Living Trust dated August 17, 1999, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of July, 2015.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

_____
Notary Public

My Commission Expires: _____