# WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sandra Mendoza Garcia | Same address | 149-06-0 |
| (NAME) | (NAME) | (MAP) |
| 2525 Johnson Ridge Rd. | As new owner | 093.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Antioch, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Stanford L. Treece Sr. and wife Mary Jane Treece, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

**Sandra Mendoza Garcia, an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Addition to A.S. Johnson Property of record in Plat Book 6050, Page 515, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stanford L. Treece, Sr. and Mary Jane Treece, husband and wife, by Special Warranty deed from US Bank National Association, as Trustee for CSFB Home Equity Asset Trust 2007-1, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wells Fargo Bank, N.A, by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20080313-0025279, of record in Instrument No. 20111128-0092091 Register's Office for Davidson County, Tennessee, dated November 02, 2011 and recorded on November 28, 2011.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2525 Johnson Ridge Rd., Antioch, Tennessee 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 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 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.

BILL GARRETT, Davidson County
Trans:T20150059829 DEEDWARR
Recvd: 07/22/15 13:29 2 pgs
Fees:13.00 Taxes:666.00
20150722-0071852

Witness my/our hand(s) this 15th day of July, 2015.

Stanford L. Treece Sr.

Mary Jane Treece

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Stanford L. Treece Sr. and Mary Jane Treece with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of July, 2015.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019