WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150078179 DEEDWARR
Recvd: 09/15/15 09:20 2 pgs
Fees:13.00 Taxes:1276.13
20150915-0093357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/2/2018
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

R-VRES-15-1312

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dustin Patrick Meza and Megan Nicole Wohlford	**ARK-LA-TEX Financial Services, LLC, DBA Benchmark Home Loans**	
(NAME)	(NAME)	
1312 Monetta Avenue	**5160 Tennyson Parkway, Suite 2000 W**	**072-10-0F-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Plano, TX 75024**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **H&B DEVELOPMENT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DUSTIN PATRICK MEZA AND MEGAN NICOLE WOHLFORD,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, Homes at 1312 Monetta Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1312 Monetta Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140808-0071798, 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 a portion of the same property conveyed to H&B Development Partners by Quitclaim deed from Legacy11, LLC, a Tennessee limited liability company of record in Instrument No. 20141028-0099299 Register's Office for Davidson County, Tennessee, dated October 23, 2014 and recorded on October 28, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140808-0071798, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1312 Monetta Avenue, Nashville, Tennessee 37216**.

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. 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 the 3rd DAY OF SEPTEMBER, 2015.

H&B Development Partners

BY: _____
Forrest Broyles
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FORREST BROYLES, signing for H&B DEVELOPMENT PARTNERS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of H&B DEVELOPMENT PARTNERS, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of September, 2015.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNFSSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212