This instrument prepared by ~~& return to:~~ Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 09/16/15 16:35 3 pgs
Fees:18.00 Taxes:299.70
20150916-0094178

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of September, 2015, by and between Haydee Vela, unmarried, party of the first part, and Francis W Foley Jr, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 40 on the Plan of Farview (erroneously referred to as Fairview in prior deed), Section II, as of record in Book 3600, Page 6, Register's Office said County and State.

Said Lot No. 40 fronts 75.5 feet on the southerly side of Farview Drive(erroneously referred to as Fairview in prior deed) and extends back 139.0 feet on the westerly line and 140.4 feet on the easterly line to a dead line in the rear, measuring 75.5 feet thereon.

Being all or part of the same property conveyed to Haydee Vela by virtue of that certain Warranty Deed dated February 8, 2007, at Instrument No. 20070212-0017664 in the Register's Office of Davidson County, Tennessee.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Book 4114, Page 452 and Plat Book 3600, Page 6 in the Register's Office of Davidson County, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Haydee Vela by Memorie White Attorney Infact

Haydee Vela, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Haydee Vela and acknowledged that she executed the same as the free act and deed of the said Haydee Vela.

WITNESS my hand and official seal at office this 14th day of September, 2015.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Francis W Foley Jr

Tax Parcel No 04306014100

Property Address: 608 Farview Dr
Madison, TN 37115

MAIL TAX BILLS TO: First Communit Mtg
245 Heritage Park Dr.
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $81,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Teresa Taylor
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of September, 2015.

Tammy McCauley
Notary Public

My Commission Expires: 9/18/17

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co. TN

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0291-12243

True Copy Certification

I, **Tammy McCauley** , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of

an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-15-19

Notary' Seal

