WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose I Buruca Melgar	Peoples Home Equity	13312010900
(NAME)	(NAME)	
227 Overby Drive	2 Marlyand Farms, Suite 110	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Diane K. Mann, Attorney-in-Fact for Robert W. Whitbeck, Sr., , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose I. Buruca Melgar, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee described as follows, to-wit: Being Lot No. 63 on the Plan of Windsor Park of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert W. Whitbeck, Sr. from Steven Welbourn by Warranty Deed dated November 14, 2005 of record in Instrument No. 20051118-0139330 in the Register's Office for Davidson County, Tennessee.

Power of Attorney executed by Robert W. Whitbeck, Sr. appointing Diane K. Mann as his Attorney-in-Fact is recorded simultaneously with this instrument in the Register's Office for Davidson County, Tennessee as Instrument No.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF WINDSOR PARK, OF RECORD IN BOOK 3600, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 3251, PAGE 18; BOOK 3792, PAGE 445 AND BOOK 3816, PAGE 784, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20150090862 DEEDWARR
Recvd: 10/26/15 12:07 2 pgs
Fees:13.00 Taxes:555.00
20151026-0108586

unimproved ☐

This is improved ☑ property, known as 408 Tampa Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 5th day of October, 2015.

Robert W. Whitbeck, Sr.
Robert W. Whitbeck Sr.

By: By: Diane K. Mann, Attorney in fact
Diane K. Mann, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Diane K. Mann, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Robert W. Whitbeck Sr., acting as that person's agent and attorney in fact, and the said Diane K. Mann acknowledged that she executed the foregoing instrument as agent and attorney in fact for Robert W. Whitbeck Sr. for the purposes therein contained.

WITNESS my hand and seal, this 5th day of October, 2015.

Deanie L. Gregory
Notary Public,

My Commission Expires:
1-9-18

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

Deanie L. Gregory
State of Tenne e Notary Public
Davidson County

Return To:
Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115