Davidson County DEEDWARR
Recvd: 03/11/16 15:00 3 pgs
Fees:18.00 Taxes:373.70
20160311-0023607

NAME AND ADDRESS OF NEW OWNER:
Petronila Godinez Mendoza and
Maria Giron Godinez
214 Bowen Ave.
M'boro TN 37129

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owners

Map & Parcel 15006004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Stephen C. Taylor**, has this day bargained and sold and does hereby transfer and convey unto **Petronila Godinez Mendoza** and **Maria Giron Godinez**, as tenants in common with the express right of survivorship, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Lot Number 18 on the Plan of Percy Priest Meadows, Section I of record in Book 4675, page 110, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Stephen C. Taylor by deed from Denise Griffin, Substitute Trustee appearing of record in Instrument No. 20060817-0101691, of said Register's Office.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 2968 Cherry Hills Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2016 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Mary Beth Taylor, spouse of Stephen C. Taylor, does not join in this conveyance as the subject property is not now nor has it ever been used as the primary residence of the parties.

WITNESS MY HAND on this 4 day of March, 2016.

Stephen C. Taylor

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 4th day of March, 2016, before me personally appeared Stephen C. Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument (Warranty Deed), and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 4th day of March, 2016.

GEORGE H. WHITE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission expires: 10/24/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$101,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 4th day of March, 2016.

GEORGE H. WHITE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO.

Notary Public

My Commission expires: 10/24/17

True Copy Certification

I, George H. White, 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.

George H. White

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary M. Richardson

Notary's Signature

My Commission Expires: 1/28/19

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY