Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

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

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of May, 2016, by and between Melad D Sawiers and Kathy Sawiers, a married couple, party of the first part, and Javier Salas Reyes and Sandra Rosales, husband and wife, 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:

LAND in Davidson County, Tennessee, being Lot No. 139 on the Plan of Cambridge Forest, Phase Six, R15 Residential PUD, as of record in Instrument No. 20070430-0051165, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all and the same property conveyed to Being a portion of property conveyed to Melad D. Sawiers and Kathy Sawiers by virtue of that certain Limited Warranty Deed Deed dated April 15, 2015, at Instrument No. 20150417-0034429 in the amount of $100,000.00 in the Register's Office of Davidson County, Tennessee. Sellers warrant that this property is not their primary residence, and that said property has been used for investment purposes only.

Being the same property previously conveyed to RL REGI TN GVG, LLC by virtue of Substitute Co-Trustee's Deed dated February 23, 2012 at Instrument No. 20120224-0016137 in the said Register's Office.

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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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.

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.

Melad D Sawiers

Kathy Sawiers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Melad D Sawiers and Kathy Sawiers, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of May, 2016.

Notary Public

My Commission Expires: 9-1018

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160041213 DEEDWARR
Recvd: 05/17/16 12:10 2 pgs
Fees:13.00 Taxes:832.50

20160517-0049157

Property Owner & Address: Javier Salas Reyes and Sandra Rosales
1725 Bridgecrest Dr.
Antioch, Tennessee 37013

Tax Parcel No 149150A42500CO

Property Address: 1725 Bridgecrest Dr
Antioch, TN 37013

MAIL TAX
BILLS TO: New Owner

STATE OF
COUNTY OF

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 $225,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

C. Walsh
AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of May, 2016.

Notary Public

My Commission Expires:_____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019