WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$177,200.00**

Affiant

Subscribed and sworn to before me, this 1st ~~day of July~~, 2016

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Cueva Cueva	Same address	149-04-0
(NAME)	(NAME)	(MAP)
255 Sailboat Drive	as new owner	199-00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217-3912		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, L. C. McCoy and wife, Jacquelin McCoy, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto William E. Cueva Cueva and M. Magana Mendoza, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 345 on the Plan of Section IX, Edge-O-Lake Estates of record in Plat Book 3700, Page 131, 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 the same property conveyed to L.C. McCoy and Jacquelin McCoy (Jacquilin McCoy as misspelled in prior deed) by "cash" deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 8888, page 989, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 255 Sailboat Drive, Nashville, Tennessee 37217-3912

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20160059868 DEEDWARR
Recvd: 07/13/16 09:58 2 pgs
Fees:13.00 Taxes:655.64
20160713-0071641

Witness my/our hand(s) this 1st day of July, 2016.

L C McCoy
By: Jacquelin McCoy
Attorney - IN - Fact

L. C. McCoy
By: Jacquelin McCoy, Attorney-in-Fact

Jacquelin McCoy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jacquelin McCoy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of July, 2016.

Jennifer D. Stacey
Notary Public

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 9/20/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared, Jacquelin McCoy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for L. C. McCoy, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, L. C. McCoy, the bargainor, by the said, Jacquelin McCoy, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of July, 2016.

Jennifer D. Stacey
Notary Public

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires:

9/20/17