Davidson County DEEDWARR
Recvd: 03/03/17 12:10 4 pgs
Fees:23.00 Taxes:499.50
20170303-0021328

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2017. Notary Public MY COMMISSION EXPIRES: 7/6/2020 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guillermo Mendez	Peoples State Bank of Commerce	MAP & PARCEL
781 Hospital Drive	7122 Nolensville Road	052-03-0-089.00
Madison, TN 37115	Nolensville TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BRIA T. SAWYERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires July 6, 2020

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Barbara Utley-Nash and Charles S. Nash**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guillermo Mendez-Morales and Ana Elizabeth Mendez Aguillar, husband and wife as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of a Lot marked "B" on the map of Homeacres, a Subdivision of record in Book 974, Page 39 said Register's Office.

Beginning in the Center of Hospital (formerly Sanitarium) Drive at a Railroad Spike 53 feet East of the Southeast corner of the property conveyed to George E. Goodner by Deed of record in Book 1341, Page 45, said Register's Office; thence Northwardly 80 feet to an iron pipe; thence Westwardly 53 feet to an iron pin in Goodner's Easterly line; thence with Goodner's Easterly line North 2 degrees 30' East 120 feet to an iron pin; thence Eastwardly 97 feet to a stake; thence Southwardly 200 feet to a Railroad Spike in the center of Hospital (formerly Sanitarium); thence with the center of said Drive Westwardly 44 feet to the beginning.

Tract 2: Land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, described as follows: Beginning in the center of Hospital Drive (formerly Sanitarium), at a Railroad Spike, 53 feet East of the Southeast corner of the property conveyed to George E. Goodner by Deed from Ruth Darnall of record in Book 1341, Page 45, said Register's Office; thence Northwardly 80 feet to an iron pin; thence Westwardly 53 feet to an iron pin, in Goodner's East line; thence with Goodner's Easterly line Southwardly 80 feet to said Railroad Spike in the center of Hospital (formerly Sanitarium) Drive thence Eastwardly with corner of Hospital (formerly Sanitarium) Drive 53 feet to the point of beginning.

Being the same property conveyed to Barbara Utley-Nash and Charles S. Nash, husband and wife by Warranty deed from Michael D. Peacher and wife, Maxine Peacher of record in Instrument No. 20140108-0002133 Register's Office for Davidson County, Tennessee, dated December 23, 2013 and recorded on January 08, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **781 Hospital Drive, Madison, TN 37115.**

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.

Witness our hands this the 2nd day of March, 2017.

Barbara Utley-Nash

Barbara Utley-Nash

Charles S. Nash

Charles S. Nash

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara Utley-Nash** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of March, 2017.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles S. Nash** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 2nd day of March, 2017.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Agent's File No.: **ST17-OUT-0068**

EXHIBIT A

Tract 1:
Land in Davidson County, Tennessee, being a part of Lot marked "B" on the Map of Homeacres, a subdivision of record in Book 974, page 39, said Register's Office. Beginning in the center of Hospital (formerly Sanitarium) Drive at a railroad spike 53 feet East of the Southeast corner of the property conveyed to George E. Goodner by Deed of record in Book 1341, page 45, said Register's Office; thence Northwardly 80 feet to an iron pin; thence Westwardly 53 feet to an iron pin in Goodner's Easterly line; thence with Goodner's Easterly line North 2 degrees 30' East 120 feet to an iron pin; thence Eastwardly 97 feet to a stake; thence Southwardly 200 feet to a railroad spike in the center of Hospital (formerly Sanitarium); thence with the center of said Drive Westwardly 44 feet to the beginning.

Tract 2:
Land in the 11th formerly 19th Civil District of Davidson County, Tennessee, described as follows: Beginning in the center of (formerly Sanitarium) Drive, at a railroad spike, 53 feet East of the Southeast corner of the property conveyed to George E. Goodner by Deed from Ruth Darnall of record in Book 1341, page 45, said Register's Office; thence Northwardly 80 feet to an iron pin; thence Westwardly 53 feet to an iron pin in Goodner's East line; thence with Goodner's Easterly line; thence with Goodner's East line Southwardly 80 feet to said railroad spike in the center of Hospital (formerly Sanitarium Drive); thence Eastwardly with corner of Hospital (formerly Sanitarium Drive) 53 feet to the point of beginning.

Being the same property conveyed to Barbara Utley-Nash and Charles S. Nash, husband and wife, from Michael D. Peacher and wife, Maxine Peacher, by Warranty Deed dated December 23, 2013, of record in Instrument No. 20140108-0002133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Guillermo Mendez-Morales from Barbara Utley-Nash and Charles S. Nash, husband and wife by Warranty Deed dated 03/02/17 and recorded on _____ in Instrument #_____, Book _____, Page _____, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

