WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

JM-BR-19-3012

Karen Johnson Davidson County
Batch# 297724 DEEDWARR
10/08/2019 02:35:19 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20191008-0103128

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carlos J. Cabrera and Doris Cabrera	**US Bank N.A.**	
(NAME)	(NAME)	
3012 Stone Bridge Road	**2504 Old Fort Pkwy**	**150-10-0-251.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Murfreesboro, TN 37128**	
(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, **GEORG BERNHARD MEHLEM AND WIFE, MARTHA EUGENIA MEHLEM,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLOS J. CABRERA AND DORIS CABRERA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of 1st Revision to Stonebridge of record in Plat Book 9700, Page 244, Revised in Instrument No. 20060323-0033143 and Surveyor's Certificate of Correction in Instrument No. 20061116-0142499, 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 Georg Bernard Mehlem and wife, Martha Eugenia Mehlem by Warranty deed from Gary Todd Mcguire, a single person of record in Instrument No. 20050315-0028290 Register's Office for Davidson County, Tennessee, dated March 10, 2005 and recorded on March 15, 2005.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 9700, Page 244, Revised in Instrument No. 20060323-0033143 and Surveyor's Certificate of Correction in Instrument No. 20061116-0142499, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10164, Page 525, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 6396, Page 369 and Book 7133, Page 143, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3012 Stone Bridge Road, Antioch, Tennessee 37013**.

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, 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(S), 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 my/our hand(s) this the 7th DAY OF OCTOBER, 2019.

Georg Bernhard Mehlem

Martha Eugenia Mehlem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORG BERNHARD MEHLEM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA EUGENIA MEHLEM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212