WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/04 11:26 2pgs
Fees:13.00 Taxes:462.50

20040629-0076997

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Gletner	Decision One Mortgage, LLC	Map 62-02
(NAME) 3237 Cain Harbor Drive	(NAME) 6060 J.A. JONES DRIVE, SUITE 1000	Group A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Charlotte North Carolina 28287	Parcel 264.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

Margarita A. Bercilla and Henry C. Bercilla, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Gletner and Wife, Stacey Gletner, 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:

BEING Lot No. 256 on the Final Plat of River Trace Estates, Phase I, Sections 4 and 5, as shown by plat of record in Plat Book 9700, Page 409, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Margarita A. Bercilla and Henry C. Bercilla, by Deed from Fox Ridge Homes, Inc. f/k/a NVR Fox Ridge, dated January 28, 2000, filed for record on February 3, 2000, in Instrument Number 200002030011489, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 6851, Page 370 and Deed Book 6982, Page 747, Register's Office of said County.

Easement as shown of record in Deed Book 6851, Page 363, Deed Book 7907, Page 168, Deed Book 3959, Page 595, Deed Book 2022, Page 83 and Deed Book 1163, Page 341 and 342, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3237 Cain Harbor Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 25th day of June, 2004.

Margarita A. Bercilla

Margarita A. Bercilla

Henry C. Bercilla

Henry C. Bercilla

STATE of California
COUNTY of Contra Costa

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Margarita A. Bercilla and Henry C. Bercilla the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~6/21/2004~~ JUNE 24, 2004 M. Aq

My Commission Expires: Dec. 21, 2006 Notary Public

M. AQILLAN
Comm. # 1386749
NOTARY PUBLIC - CALIFORNIA
Contra Costa County
My Comm. Expires Dec. 21, 2006

File Number2406201
RETURN TO:
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