File No. 250200180

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2005.

Annemarie Cain
Notary Public

MY COMMISSION EXPIRES: 2-20-06

(AFFIX SEAL)

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 03/10/05 09:44 2 pg
Fees:13.00 Taxes:555.00

20050310-0026496

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eleanor Sillas	WR Starkey Mortgage, LLP	Map/Parcel: 108-08-0-299
(NAME)	(NAME)	
3032 Reelfoot Drive	5055 W. Park Blvd, Ste. 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Plano, Texas 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Bruce A. Baron and wife, Rhonda F. Baron, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eleanor Sillas, a single woman and Frank Castillo Sillas, Jr., unmarried as joint tenants with the right of survivorship, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 73, Section Three, Reelfoot Subdivision, as shown by plat of record in Plat Book 6250, Pages 167 and 168, 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 Bruce A. Baron and wife, Rhonda F. Baron, by Deed from Michael D. Dismukes and wife, Patricia W. Dismukes, dated November 22, 1989, filed for record on November 27, 1989, in Deed Book 7991, Page 592, Register's Office for Davidson County, Tennesssee

Subject to all matters as set forth per Plat Book 6250, Pages 167 and 168, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6612, Page 610, Register's Office of said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 3032 Reelfoot 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, Her 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, Her 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 22nd day of February, 2005.

Bruce A. Baron

Rhonda F. Baron

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bruce A. Baron and Rhonda F. Baron, 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 at office this 22nd day of February, 2005.

Commission expires: 2·20·06

Notary Public

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 250200180

RETURN TO:

Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129