WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/09 09:37 4 pgs
Fees:23.00 Taxes:592.00
20090511-0042886

STATE OF TN
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 4/20/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen T. Herlihy	Stephen T. Herlihy	173160A19200CO
(NAME)	(NAME)	
3808 Grant Ridge Lane	5721 Edmondson Pk #447	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Ermin Rodriguez,unmarried and Jack Mondonedo, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen T. Herlihy, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 107, PHASE 2, SECTION 1, FINAL PLAT HIDDEN CREEK, PHASE 1, SECTION 1, PHASE 2 AND PHASE 3, SECTION 1, as shown on plat of record in Instrument No. 20030213-0020016, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ermin Rodriguez, an unmarried man, and Jack Mondonedo, a married man, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, recorded July 11, 2006 in Instrument No. 20060711-0082782, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 3808 Grant Ridge Lane, Antioch, TN 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 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, has 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 13th day of April, 2009.

Ermin Rodriguez 4/13/09

Diana Mondonedo

Jack Mondonedo

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, **Jack Mondonedo and Diana Mondonedo,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of April, 2009.

Notary Public

My commission expires: _____

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me, the undersigned authority, **Ermin Rodriguez,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of April, 2009.

Notary Public

My commission expires: 6-30-2009

JEAN ZELEDON
NOTARY PUBLIC
REG. # 364996
MY COMMISSION EXPIRES
06/30/2009
COMMONWEALTH OF VIRGINIA

Witness our hands this 13th day of April, 2009.

Diana Mondonedo

Ermin Rodriguez

Jack Mondonedo

STATE OF California
COUNTY OF Orange

Personally appeared before me, the undersigned authority, **Jack Mondonedo and Diana Mondonedo**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of April, 2009.

RYAN SACCOIA
COMM. #1830987
Notary Public - California
Orange County
My Comm. Expires Jan. 13, 2013

NRO1 NRO1

Notary Public

My commission expires: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, **Ermin Rodriguez**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of April, 2009.

Notary Public

My commission expires: _____

I, Dawn D. Chase 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 TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).