Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage TItle and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leodegario Rosas, Jr. and Sonia M. Rosas	First Community Mortgage Inc.	150-260
(NAME)	(NAME)	
6237 Mount View Road	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, Jerald Hinn and Kelli Ann Hinn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leodegario Rosas, Jr. and Sonia M. Rosas, 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. 28 on the Plan of McCain Acres of record in Plat Book 8250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jerald Hinn, unmarried, by deed of record in Instrument Number 20040914-0110791, Register's Office for Davidson County, Tennessee. Jerald Hinn is now married to Kelli Ann Hinn. Kelli Ann Hinn joins in this conveyance to waive any marital rights granted to a spouse by law, in this property.

Subject to all matters as shown on Plan of McCain Acres of record in Plat Book 8250, page 551, Register's Office for Davidson County, Tennessee. Easements of record in Book 8890, page 750 and Book 9776, page 595, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6237 Mount View Road, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20110033641 DEEDWARR
Recvd: 06/06/11 10:29 2 pgs
Fees:13.00 Taxes:536.13

20110606-0043106

KH JH

Witness my hand this 1st day of June, 2011.

Jerald Hinn

Kelli Ann Hinn

STATE OF ~~TENNESSEE~~ MAB Ohio

COUNTY OF Butler

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

Witness my hand and official seal at ~~Franklin, Tennessee~~ Butler Ohio this 1st day of June, 2011.

Commission expires: 11-20-2013 MAB.

Notary Public

MARILYN G STACY - NOTARY PUBLIC
COMM. EXP. NOV 20, 2013
STATE OF OHIO