① Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: November 24, 2013.

(AFFIX SEAL)

MELANIE D. DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, My Commission Expires: January 19, 2014

6-19-14

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maricruz Gonzalez Montero	Regions Bank d/b/a Regions Mortgage	16302009900
(NAME)	(NAME)	
5148 Highlander Dr.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37031	Birmingham, AL 35244	
(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,

PLUMB LINE, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARICRUZ GONZALEZ MONTERO, UNMARRIED

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:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Hickory Highland Place, Section 2, Phase 3, of record in instrument No. 200203150032956, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Plumb Line, L.L.C. by Quit Claim Deed recorded on June 2, 2009, from Jerry Franklin and wife, Paula Franklin, of record in instrument No. 20090602-0050443, in the Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5148 Highlander Dr., Antioch, 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:T20120046428 DEEDWARR
Recvd: 06/22/12 14:55 2 pgs
Fees:13.00 Taxes:369.63
20120622-0055103

Witness our hands this 19th day of June, 2012.

Plumb Line, LLC
By: _____
Jeremy Franklin, Manager

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeremy Franklin with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Manager of **PLUMB LINE, LLC**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **PLUMB LINE, LLC** by him/herself as Manager.

Witness my hand and official seal at on this 19th day of June, 2012

Commission expires: November 24, 2013

J. TRENT LEHMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

_____
Notary Public