# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $129,100.00.

Forrest Cartwright
Affiant

Subscribed and sworn to me on July 17, 2012.

Todd A. Bricker
NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20120055252 DEEDWARR
Recvd: 07/27/12 10:16 2 pgs
Fees:13.00 Taxes:477.67

20120727-0066250

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25483SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Kristy E. Llamas<br>620 Canton Pass<br>Madison, TN 37115 | Gateway Funding<br>500 Welsh Rd.<br>Bldg 5<br>Horsham, PA 19044 | 52-12-063.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Forrest Cartwright and Humberto Nunez, both unmarried persons, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kristy E. Llamas, a single person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Schoolside Heights of record in Book 3700, page 38, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Canton Pass at the corner of Lot Nos. 11 and 12; thence with the line between said lots, Westerly 110.3 feet to the corner of Lots Nos. 10 and 11; thence with the line between Lots Nos. 10 and 11, Southerly 102.6 feet to the northerly margin of Canton Court; thence with the same, Easterly 36.1 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, Northeasterly 36.7 feet to the Westerly margin of Canton Pass; thence with same, Northerly 72.1 feet to the beginning.

Being the same property conveyed to Forrest Cartwright, a single man, and Humbeto Nunez, a single man, by Special Warranty Deed from Selene RMOF REO Acquisition, LLC, of record as Instrument No. 20110324-0022784 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plan of record in Book 3700, page 38, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 620 Canton Pass, Madison, TN 37115.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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** our hands on July 17, 2012.

Forrest Cartwright

**Forrest Cartwright**

Humberto Nunez

**Humberto Nunez**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On July 17, 2012, before me personally appeared Forrest Cartwright and Humberto Nunez to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on July 17, 2012.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE