BILL GARRETT, Davidson County
Trans:T20120093849 DEEDWARR
Recvd: 12/07/12 13:46 3 pgs
Fees:18.00 Taxes:332.63
20121207-0113067

WARRANTY DEED

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of **November, 2012**

Notary Public

MY COMMISSION EXPIRES: 4/16/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus Valenzuela	Wells Fargo Bank, N.A.	14904022100
(NAME)	(NAME)	
244 Sailboat Drive	800 Walnut Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Des Moines, IA, 50309-3605	
(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, **Eric R. Offner and wife, Elizabeth A. Offner**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jesus Valenzuela, an unmarried person**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 322 on the Plan of Edge-O-Lake estates, Section IX, as of record in Book 3700, page 131, Register's Office for said County. Said Lot fronts 78.72 feet on the easterly side of Sailboat Drive and runs back between lines 155.55 feet on the northerly side and 132.96 feet on the southerly side to a broken line in the rear on which it measures 89.97 feet. This conveyance is subject to easements and/or setback lines of record in Book 3700, page 131, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric R. Offner and Elizabeth Offner, husband and wife, by Warranty Deed from Mount Carmel Enterprises, Inc., dated July 19, 2002 and filed on July 29, 2002 in Instrument Number 20020729-0090283, Register's Office of 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 ☒ property, known as 244 Sailboat Drive, Nashville, TN 37217

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 21st day of **November, 2012**

X Eric R Offner 11/20/2012
Eric R. Offner

X
Elizabeth A. Offner

STATE OF X PA
COUNTY OF X BUCKS

Personally appeared before me, the undersigned authority Eric R. Offner, 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 X 20th day of **November, 2012**

Commonwealth of Pennsylvania
NOTARIAL SEAL
Cynthia Britland, Notary Public
Middletown Township, Bucks County
My Commission Expires Oct. 14, 2016

X C. Britland
Notary Public

My commission expires: X

STATE OF X
COUNTY OF X

Personally appeared before me, the undersigned authority, **Elizabeth A. Offner**, 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 X _____ day of **November, 2012**

X
Notary Public

My commission expires: X

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 21st day of **November, 2012**

X _____
Eric R. Offner

X _____
Elizabeth A. Offner

STATE OF X _____
COUNTY OF X _____

Personally appeared before me, the undersigned authority Eric R. Offner, 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 X _____ day of **November, 2012**

X _____
Notary Public

My commission expires: X _____

STATE OF X Florida
COUNTY OF X Collier

Personally appeared before me, the undersigned authority, **Elizabeth A. Offner**, 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 X 27th day of **November, 2012**

X _____
Notary Public MARIE STEED

My commission expires: X 2 July 2016

MARIE STEED
MY COMMISSION # EE 189993
EXPIRES: July 2, 2016
Bonded Thru Notary Public Underwriters