Davidson County DEEDWARR Recvd: 01/02/13 11:01 2 pgs Fees:13.00 Taxes:362.60 **20130102-0000260**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION ~~OR VALUE~~,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28 DAY OF December, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES G. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yinet Rodriguez Garcia Juan J. Fundora 1715 Southwind Dr Nashville, TN 37217	Suntrust Mortgage Inc 901 Semmes Ave Richmond VA 23224	Map 135 05 0 Parcel 039

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, we,

James Roberts

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Yinet Rodriguez Garcia, unmarried
and
Juan J. Fundora, unmarried,

as joint tenenats, with rights of survivorship,
and not as tenants in common.

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(s) 42, as shown on the map entitled Town Park Estates, of record as Plat Book 3300, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the Northeasterly margin of Honeyhill Drive at the corner of Lot Numbers 41 and 42; thence with the line between said two lots, Northeasterly 122.57 feet to the corner of Lot Numbers 41 and 42 and 43; thence with the line between Lot Numbers 42 and 43, Northwesterly 114.91 feet to the Southeasterly margin of Southwind Drive; thence with the same, Southwesterly 105.38 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, Southerly 39.27 feet to the Northeasterly margin of Honeyhill Drive; thence with the same, Southeasterly 88.67 feet to the beginning.

Being the same property conveyed to JAMES ROBERTS, by deed from DAN HEICHELBECH, of record as Instrument No. 20120803-0069067, dated July 3, 2012, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1715 Southwind Drive, Nashville, TN 37217
(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.

Witness my hand(s) this 28th day of December, 2012.

James Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Roberts, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 3-3-15

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith

My Commission Expires: March 3, 2015

PLEASE RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027