BILL GARRETT, Davidson County
Trans:T20130046376 DEEDWARR
Recvd: 06/04/13 11:19 2 pgs
Fees:13.00 Taxes:980.50
20130604-0056260

WARRANTY DEED

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC L. HEINRICH

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **May, 2013**.

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco J. Cisneros	owner at property	160160B02100CO
(NAME) 6136 Brentwood Chase Drive	(NAME) address	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Derek C. Bland and Anna Clare Bland, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Francisco J. Cisneros, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 21, PLAN OF BRENTWOOD CHASE, REVISION ONE, SECTION ONE, as shown on plat of record in Plat Book 9700, Page 936-941, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anna C. Snyder by Warranty Deed from Tina Woolsey (now known as Tina J. Woolsey Hemmrich, married) of record in Instrument No. 20071114-0133710, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20090615-0055089, said Register's Office, Anna Clare Bland, formerly known as Anna C. Snyder conveyed all of her right title and interest in subject property to Derek C. Bland and wife, Anna Clare Bland, husband and wife.

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.

This is improved property, known as 6136 Brentwood Chase Drive. Brentwood, TN 37027

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, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 **30th** day of **May, 2013**.

Derek C. Bland

Anna Clare Bland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Derek C. Bland and Anna Clare Bland, husband and wife**, 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 **30th** day of **May, 2013.**

SUSAN L. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

My commission expires: 8/19/2017