WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130070094 DEEDWARR
Recvd: 08/14/13 14:30 2 pgs
Fees: 13.00 Taxes: 573.50
20130814-0085515

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of August, 2013

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Keller	Fifth Third Mortgage Company ISAOA	173 09 0A 646.00CO
(NAME) 2919 Stone Lane	(NAME) 5001 Kingsley Drive, MD: 1MOC2P	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cincinnati, OH, 45227	
(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, Marina Branson, formerly known as Marina Delgadillo Falzone, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jamie Keller, 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. 610, as shown on the plan of Section One, Phase Eight of Lenox Village, of record as Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Marina Delgadillo Falzone by Warranty Deed from Regent Homes, LLC dated April 16, 2008 of record in Instrument No. 20080416-0038575, Register's Office of Davidson County, Tennessee.

Upon oath, Marina Branson warrants, covenants and certifies that she is one and the same person as Marina Delgadillo Falzone.

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 2919 Stone Lane, Nashville, TN 37211

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 7th day of August, 2013

x _____
Marina Branson

_____ _____

STATE OF x FLORIDA
COUNTY OF x HILLSBOROUGH

Personally appeared before me, the undersigned authority, **Marina Branson**, 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 7th day of **August, 2013**

x _____
Notary Public

My commission expires: x 4/3/2017

ANGEL LEWIS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF004986
Expires 4/3/2017

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122