WARRANTY DEED

R-VRES-13-605

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,400.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin L. Link	Wells Fargo Bank, NA	
605 Holt Run Court (ADDRESS)	1525 W W T Harris Blvd (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Charlotte, NC 28262-8522 (CITY) (STATE) (ZIP)	180-03-0A-081.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICARDO BERON AND MARIA C. GARCIA, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIN L. LINK AND JOSHUA A. LINK, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that 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. 43 ON THE PLAN OF STONE CREEK PARK, SECTION 2-B OF RECORD IN PLAT BOOK 9700, PAGE 266, AS AMENDED IN BOOK 9700, PAGE 793 AND 794, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RICARDO BERON AND WIFE, MARIA C. GARCIA BY DEED FROM CHRISTOPHER G. KRANICK AND AMY R. KRANICK OF RECORD AT INSTRUMENT NO. 20061019-0129602, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 17, 2006 AND RECORDED ON OCTOBER 19, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 9700, PAGE 266; AS AMENDED IN PLAT BOOK 9700, PAGE 793 AND 794; BOOK 10324, PAGE 365, BOOK 10953, PAGE 804, AMENDED IN INSTRUMENT NO. 20010719-0076875, INSTRUMENT NO. 20020722-0087705; BOOK 10324, PAGE 358; BOOK 6218, PAGE 199, BOOK 10316, PAGE 607, BOOK 10716, PAGE 596; BOOK 10951, PAGE 704; 6068, PAGE 119; PLAT BOOK 9700, PAGE 652; INSTRUMENT NUMBER 20040719-0085622, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 605 Holt Run Court, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20130081616 DEEDWARR
Recvd: 09/20/13 10:07 2 pgs
Fees:13.00 Taxes:1215.08

20130920-0099190

Witness my/our hand(s) this 13th day of September, 2013.

Ricardo Beron

Maria C. Garcia

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricardo Beron and Maria C. Garcia, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 13th day of September, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903