BILL GARRETT, Davidson County
Trans:T20130103184 DEEDWARR
Recvd: 12/10/13 10:34 2 pgs
Fees:13.00 Taxes:721.13
20131210-0125115

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of December, 2013 Notary Public MY COMMISSION EXPIRES: 8/16/14 (AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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
Erin R. Ekberg	First Liberty Financial Mortgage	173 16 0A 041.00
(NAME)	(NAME)	
3148 Hidden Creek Dr	151 Heritage Park Drive Suite #201	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Murfreesboro, TN, 37129	
(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, **Victor Izquierdo and Marina Zuniga, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erin R. Ekberg, 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. 26 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, a Planned Unit Development, as of record in Instrument No. 20030213-0020016 and as corrected in Instrument No. 20030331-0042208, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Victor Izquierdo and wife, Marina Zuniga by Warranty Deed from Beazer Homes Corp. dba Phillips Builders dated August 27, 2004, of record in Instrument No. 20040830-0104213, Register's Office for 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 3148 Hidden Creek Dr, Cane Ridge, TN 37013

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 **3rd** day of **December, 2013**

X _____ X **Victor Izquierdo**

_____ X **Marina Zuniga**

X STATE OF Texas
X COUNTY OF Midland

Personally appeared before me, the undersigned authority, **Victor Izquierdo and Marina Zuniga**, 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 **3rd** day of **December, 2013**

X Diana Aranda
Notary Public

X My commission expires: 09/01/17

DIANA ARANDA
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-01-17