WARRANTY DEED

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-6-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberto J. Pantoja	Mortgage Investors Group	118-10-0-129.00
(NAME)	(NAME)	
3406 Springbrook Drive	8320 E. Walker Springs Lane, S-200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, DUSTIN WAYNE WALLER AND WIFE, CAROL MCDONALD WALLER, F/K/A CAROL MCDONALD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERTO J. PANTOJA, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HER 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) 70, as shown on the map entitled Pleasant Valley, of record in Plat Book 1424, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DUSTIN WAYNE WALLER AND CAROL MCDONALD, by deed from CAMI WEBER AND CINTHYA MILEY, BOTH UNMARRIED, of record as Instrument No. 20050713-0081383, dated June 29, 2005, said Register's Office. Carol McDonald is n/k/a as Carol McDonald Waller by virtue of her marriage to Dustin Wayne Waller.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Pleasant Valley, of record in Plat Book 1424, page 63, Register's Office for said county; and any and all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 04/22/14 14:20 3 pgs
Fees:18.00 Taxes:1147.00
20140422-0033778

unimproved ☐

This is improved ☒ property, known as 3406 Springbrook Drive, Nashville, TN 37204

(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 our hands this 11th day of April, 2014.

Dustin Wayne Waller
By: Tricia Ball, attorney in fact

Dustin Wayne Waller
By: Tricia Ball, attorney in fact

Carol McDonald Waller
By: Tricia Ball, attorney in fact

Carol McDonald Waller f/k/a Carol McDonald
By: Tricia Ball, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ticia Ball, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Dustin Wayne Waller and wife, Carol McDonald Waller, f/k/a Carol McDonald, as their duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said Dustin Wayne Waller and wife, Carol McDonald Waller, f/k/a Carol McDonald.

Witness my hand and official seal at office, this 11th day of April, 2014

Notary Public

My Commission Expires: 5/20/14

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Charles A. Sullivant, Jr., 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

