WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ WILSON NO THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of April, 2014 Notary Public MY COMMISSION EXPIRES: 3/27/18 (AFFIX SEAL)

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfredo Fonseca and Ana Fonseca	F+M BANK	108-12-0B-160.00-CO
(NAME) 4008 Windwood Lane	(NAME) P.O. Box 451	
(ADDRESS) Nashville, TN 37214	(ADDRESS) CLARKSVILLE TN 37041-0451	
(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, **Roland E. Brunhoeber and wife, Vickilynne E. Brunhoeber**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alfredo Fonseca and Ana*Fonseca, husband and wife**, 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: *Deliaa

Land in Davidson County, Tennessee, being Lot 97 on the Plan of Harborview, Phase 1-A, Section 5, a Planned Unit Development, as of record in Plat Book 7900, page 485. Register's Office of 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 Roland E. Brunhoeber and wife, Vickilynne E. Brunhoeber by deed dated February 24, 1997 from Mary S. Beck Dotson, a married person and husband, Roy Wayne Dotson and filed of record in Book 10368, page 921, 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 4008 Windwood Lane, Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20140031929 DEEDWARR
Recvd: 05/08/14 10:23 2 pgs
Fees:13.00 Taxes:788.10
20140508-0039392

Witness our hands this **24th** day of **April, 2014**

Roland E. Brunhoeber

Vickilynne E. Brunhoeber

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Roland E. Brunhoeber and Vickilynne E. Brunhoeber**, 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 **24th** day of **April, 2014**

Notary Public

My commission expires: 3/6/18

JAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY