WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140037721 DEEDWARR
Recvd: 05/30/14 10:02 2 pgs
Fees:13.00 Taxes:961.63
20140530-0046487

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-4-15
(AFFIX SEAL)

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela M. Houston	SunTrust Mortgage Inc	173-09-0A-055.00-CO
(NAME)	(NAME)	
7620 Leveson Way	1001 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Andre G. Barroso, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Angela M. Houston, 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 53, on the Plan of Revision One, Section Two, LENOX VILLAGE, of recorded in Instrument No. 20020731-0091872, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Andre G. Barroso, married, by Warranty Deed from NVR, Inc., a Virginia Corporation, T/A Ryan Homes, dated October 24, 2003 and recorded November 3, 2003, of record in Instrument No. 20031103-0160689, Register's Office for Davidson County, Tennessee.

*Carol Barroso joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to Andre G. Barroso.

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.

This is improved property, known as 7620 Leveson Way, 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 Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 **28th** day of **May, 2014**.

Andre G. Barroso

Carol Barroso

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Andre G. Barroso and wife, Carol Barroso,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **May, 2014**.

Notary Public

My commission expires:
3/6/18

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY