Warranty Deed

BILL GARRETT, Davidson County
Trans: T20140037857 DEEDWARR
Recvd: 05/30/14 13:40 2 pgs
Fees: 13.00 Taxes: 1591.00
20140530-0046665

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Wanda C. Hiett
Affiant

Subscribed and sworn to before me, this the 29th day of May, 2014.

Notary Public

My commission expires: 9-11-17

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin M. Donlan Katherine L. Seibert	Highland Residential Mortgage, LTD	
1315 McKennie Ave.	12001 N. Central Expressway, Ste. 750	083 02 0002.00
Nashville, TN 37206	Dallas, TX 75243	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAVIER FRANCISCO RODRIGUEZ AND WIFE, NICOLE A. RODRIGUEZ**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN M. DONLAN AND KATHERINE L. SEIBERT, AS TENANTS IN COMMON WITH RIGHT'S OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 18 on the Plan of John W. Love's Subdivision of Greenwood of record in Plat Book 332, Page 4, 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 Javier Francisco Rodriguez and wife, Nicole A. Rodriguez by deed from Javier Francisco Rodriguez of record in Instrument No. 20090319-0024885 Register's Office for Davidson County, Tennessee, dated March 13, 2009 and recorded on March 19, 2009.

Being the same property conveyed to Javier Francisco Rodriguez by Warranty Deed from Ronald H. Richards, Sr., a married man, recorded on the 4th day of February, 2008, in Instrument No. 20080204-0011237, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1315 McKennie Ave., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of May, 2014.

Javier Francisco Rodriguez

Nicole A. Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Javier Francisco Rodriguez and Nicole A. Rodriguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY