Davidson County DEEDWARR
Recvd: 08/11/14 16:14 2 pgs
Fees:13.00 Taxes:381.10
20140811-0072460

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

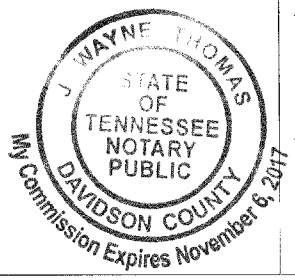
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lina Marie Romero, an unmarried woman and Gabriel Alberto Fuenmayor, an unmarried man	InterLinc Mortgage Services, LLC	096 10 0 192.00
(NAME) 710 Braidwood Drive	(NAME) 10613 W. Sam Houston Pkwy. N., Suite 200	
(ADDRESS) TN Nashville 37214	(ADDRESS) Houston, TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Three Thousand And No/100 Dollars ($103,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert E. Filhart**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lina Marie Romero, an unmarried woman and Gabriel Alberto Fuenmayor, an unmarried man**, 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:

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 306 on the plan of Clover Hill, Section No. V, of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Said Lot No. 306 fronts 80 feet on the westerly side of Braidwood Drive and extends back between lines 127.1 feet on the northerly side and 164 feet on the southerly side to a dead line in the rear, on which it measures 62.4 feet.
Being the same premises conveyed by Brian D. West to Robert E. Filhart by Warranty Deed dated May 17, 2010 and recorded June 15, 2010 in Instrument No. 20100615-0046334.

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.

File Number: MAI-140565

RP

unimproved ☐

This is improved ☒ property, known as 710 Braidwood Drive, 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.

Witness our hands this 25 July of 2014.

Robert E. Filhart

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Robert E. Filhart the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2014.

Notary Public

My Commission Expires: November 6, 2017

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017