WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140066933 DEEDWARR
Recvd: 09/09/14 09:24 2 pgs
Fees:13.00 Taxes:277.32

20140909-0082340

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2018~~ 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy Bermudez	Quicken Loans	15003033000
(NAME)	(NAME)	
108 Newell Avenue	PO Box 6577	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Carol Stream, IL 60197	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bobbie Harris, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Amy Bermudez and Andres E. Bermudez, Wife and Husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 99-A, on the plan of Zone Lot Division Lots 95 thru 100, Chelsea of Priest Lake, Section Two-B, as shown on plat of record in Plan Book 6250, Page 786, said Register's Office for Davidson County, Tennessee,, reference to which is hereby made for a more complete description.

Being the same property conveyed to Bobbie Harris, a married woman by Warranty Deed dated 10/28/2004 from Margaret D. Keeling, unmarried, and Joyce M. Carlisle, Married, as Joint Tenants with Right of Survivorship, of record in Instrument 200411030132361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Book 6250, Page 786; 2. Deed of Conveyance Easement of record in Book 6932, Page 57; 3. Deed of Conveyance Easement of record in Book 6932, Page 93, said Register's Office.

The herein property is not or ever has been the marital residence of the Grantor.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2926 Sheana Way, Antioch, TN 37013
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 my hand this 5th day of September, 2014.

Bobbie Harris

State of Tennessee
County of Rutherford

Personally appeared before me Bobbie Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of September, 2014.

Notary Public ~~Carol M. Holmes~~ Sasha Knowles
My Commission Expires: ~~May 23, 2016~~ 7/11/17

SASHA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
My Commission Expires 07-11-2017

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129