BILL GARRETT, Davidson County
Trans: T20140071934 DEEDWARR
Recvd: 09/25/14 10:23 2 pgs
Fees: 13.00 Taxes: 747.40

20140925-0088243

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of September, 2014

Notary Public
Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jack Silverman et al 1410 McKennie Ave. Nashville, TN 37206	SWBC Mortgage Corp. 9311 San Pedro Ave, #100 San Antonio, TX 78216	061-03-0-198.00

WARRANTY DEED

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,

Daniel J. Romero and Danielle N. Romero

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jack Silverman, a single man, and Wendy Deason, a single woman, as Tenants in Common with the Right of Survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hayesboro Estates, not of record, described as follows:

BEGINNING on the southerly margin of Hayesboro Road at a point 130.0 feet east of the northeast corner of the property conveyed to William E. Binkley and wife by deed from Areena R. Timberlake, et al, of record in Book 1422, Page 187, Register's Office for Davidson County, Tennessee, being the corner of Lot Nos. 2 and 3; thence with said road eastwardly 65.0 feet to the corner of Lots 3 and 4; thence with the line between said two lots southwardly 202.2 feet; thence westwardly 65.0 feet to the corner of said Lot Nos. 2 and 3; thence with the line between said two lots northwardly 202.2 feet to the beginning.

BEING the same property conveyed to Daniel J. Romero and Danielle N. Romero, husband and wife, by Quitclaim Deed from Dominick J. Brignola, dated 9/10/12 and recorded 9/25/12 in Instrument No. 20120925-0087148; and being the same property previously conveyed to Dominick J. Brignola and Daniel J. Romero and Danielle N. Romero, husband and wife, as tenants in common, by Warranty Deed from Cecil E. Bragg, Jr., dated 4/16/10 and recorded 4/21/10 in Instrument No. 20100421-0030065, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1108 Haysboro Ave., Nashville, TN 37216.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of September, 2014.

Daniel J. Romero

Danielle N. Romero

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel J. Romero and Danielle N. Romero** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 19th day of September, 2014.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 10-18-16