RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140083404 DEEDWARR
Recvd: 11/05/14 08:29 2 pgs
Fees:13.00 Taxes:466.20
20141105-0102019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, - FOR THIS TRANSFER IS $126,000.00

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October 2014

Notary Public

MY COMMISSION EXPIRES: 8.21.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mark Mingrone and Lisa Mingrone, husband and wife	Benchmark Ark-La-Tex Financial Services, LLC	043 05 0 179.00
(NAME)	(NAME)	
210 Garner Avenue	715 Discovery Blvd, Suite 212	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Cedar Park, TX 78613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Six Thousand And No/100 Dollars ($126,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Helena Silva, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Mingrone and Lisa Mingrone, husband and wife**, 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:

Being Lot Nos. 48 and 49, on the plan of Overlook Estates, Block "B", as shown on plat of record in Plat Book 843, Page 105, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same premises conveyed to Helena Silva by Warranty Deed from Oakwood Property Management, LLC dated August 26, 2005 and recorded August 31, 2005 as Instrument No. 20050831-0104293 in said Register's Office for Davidson County, Tennessee.

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.

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unimproved ☐
This is improved ☒ property, known as 210 Garner Avenue, Madison, TN 37115

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 ~~29th~~ 30th day of October, 2014.

Helena Silva

STATE OF TEXAS

COUNTY OF Dallas

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Helena Silva, 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 30 of October, 2014.

Notary Public

My Commission Expires: 5-27-2018

(SEAL)

NOTARY PUBLIC STATE OF TEXAS
Donna J Estrada
My Commission Expires
05/27/2018

File Number: MTJ-141546