WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/15 08:12 2 pgs
Fees:13.00 Taxes:425.50
20150218-0013613



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$115,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of Jan., 2015

Notary Public

My Commission expires: 11-6-17 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert Christopher Munoz III	Platinum Financial Funding, L.L.C.	Map 63-8-63
4004 Cumberland Avenue	1913 Gunbarrel Road, Suite 111	
Old Hickory, TN 37138	Chattanooga, TN 37421	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Karen D. Gordon and husband, Milton Gordon,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert Christopher Munoz III and Heather L. Munoz, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1, Subdivision of Lots 5-8, Block "Z", Hadley's Bend, as shown on plat of record in Instrument Number 20040303-0024166, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said plat prepared by Richard N. Davis, R.L.S. #2055, Crouch Engineering, P.C. Suite A1, 109 Holiday Court Franklin, TN 37067, Description taken from prior deed of record.

Being the same property conveyed to Karen D. Gordon, a married woman by Warranty Deed from Steve Sloan, a married man dated 4/28/08 of record in Instrument Number 20080429-0043642, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20040303-0024166, Register's Office for Davidson County, Tennessee.
- Milton Gordon joins in this conveyance to convey any and all interest he may have in the above described property, including but not limited to his marital interest.

This is improved property known as: **4004 Cumberland Avenue, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 12, 2015.

Karen D. Gordon

Milton Gordon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Karen D. Gordon and Milton Gordon** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 12, 2015

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY