BILL GARRETT, Davidson County
Trans:T20150012662 DEEDWARR
Recvd: 02/20/15 13:47 2 pgs
Fees:13.00 Taxes:1960.63
20150220-0014946

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150100036

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$529,900.00 Carla A.W. Dodd
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of FEBRUARY, 2015
Notary Public
MY COMMISSION EXPIRES: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES V. ROTONDI	SWBC MORTGAGE CORPORATION	083-13-0-381.00
1519 RUSSELL STREET	9311 SAN PEDRO AVE., STE. 100	
NASHVILLE, TN 37206	SAN ANTONIO, TX 7816	

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, WE,

JULIE R. SMITH ISBERT AND HUSBAND, ERIC ISBERT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES V. ROTONDI AND LOUISA SHAFIA, 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:

LAND in Davidson County, Tennessee, being Lot No. 61 and the Westerly 5.0 feet of Lot No. 62, Block 'G', on the plan of Lindsley Home Place, of record in Map Book 2, Page 92, in the Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Julie R. Smith and Eric Isbert, both unmarried, as tenants in common with right of survivorship, by Warranty Deed from Brandon Meredith and Emily Meredith, husband and wife, dated 12/5/11 and recorded 12/6/11 in Instrument No. 20111206-0095286, Register's Office for Davidson County, Tennessee. The said Julie R. Smith is now known as Julie R. Smith Isbert.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1519 RUSSELL STREET, NASHVILLE, TN 37206**
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, 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 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 17th day of FEBRUARY, 2015.

Julie R. Smith Isbert by Cindy Evans, Attorney in Fact
JULIE R. SMITH ISBERT BY CINDY EVANS, ATTORNEY IN FACT

Eric Isbert by Cindy Evans, Attorney in Fact
ERIC ISBERT BY CINDY EVANS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of February, 2015, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of Julie R. Smith Isbert and Eric Isbert as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Julie R. Smith Isbert and Eric Isbert.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of February, 2015.

Commission Expires:_____

Notary Public

