Davidson County	DEEDWARR
Recvd: 05/14/15 16:30	3 pgs
Fees:18.00 Taxes:597.55	
20150514-0044639	

1519796

WARRANTY DEED

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-10-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elder Ricardo Ramierz Dardon	Highland Residential Mortgage, LTD	108-08-0-236.00
(NAME)	(NAME)	
912 Sandburg Court	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75243	
(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, we, **Heather Foster-Wade and Shelia Wade, as Tenants in Common with Rights of Survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Elder Ricardo ~~Ramierz~~ Dardon, a single man and Carlos Ramirez, a single man**, 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:

Ramirez (2)

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Section Two, REELFOOT, as of record in Plat Book 5200, Page 727, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Heather Foster-Wade and Shelia Wade, as Tenants in Common with Rights of Survivorship by QuitClaim Deed dated 12/17/2014 from Heather C. Foster (n/k/a Heather Foster-Wade) and Regina Frost of record in Instrument Number 20150108-0002093, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heather C. Foster, unmarried and Regina Frost, unmarried, as tenants in common with expressed rights of survivorship by QuitClaim Deed dated 2/13/2009 from Heather C. Foster, unmarried of record in Instrument Number 20090219-0014429, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Heather C. Foster, unmarried by Deed dated 4/13/2006 from John M. Wilson and Trudy L. Wilson, husband and wife of record in Instrument Number 20060417-0043307, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 6411, page 920, Book 6107, page 80, Book 6107, page 84, Book 7322, page 359 and Book 7322, page 386, Register's Office for said County.

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 912 Sandburg Court, Nashville, TN 37214

(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 our hands this 12th day of May, 2015.

Heather Foster-Wade

Shelia Wade

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heather Foster-Wade and Shelia Wade**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of May, 2015.

Notary Public
My Commission Expires: 9/18/17

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

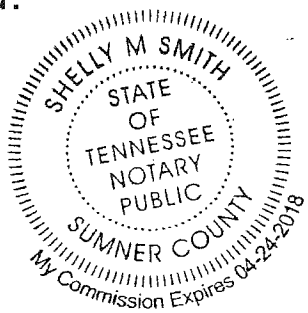
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith