RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150400185

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 18th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: Jan. 6, 2018

GAIL C. VINCENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 |
|---|---|---|
| Charlotte A. Roberts and Stanley D. Roberts<br>7145 Smokey Hill Road<br>Antioch, TN 37013 | Highland Residential Mortgage, LTD<br>12001 N. Central Expressway, Ste. 750<br>Dallas, TX 75243 | 183-05-OA-391.00 CO |

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,

**James E. Lendino, Jr. and Carlie B. Lendino, as Co-Trustees of the Lendino Living Trust, established April 28, 1999**

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

**Charlotte A. Roberts and Stanley D. Roberts, Wife and Husband**

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. 182 on the Plan of Phase 3, Section 10, October Woods, of record in Instrument No. 20040114-0005885, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**BEING the same property conveyed to James E. Lendino, Jr. and Carlie B. Lendino, as Co-Trustees of the Lendino Living Trust, established April 28, 1999, by Quitclaim Deed from James E. Lendino, Jr., dated 1/11/12 and recorded 1/20/12 in Instrument No. 20120120-0005516; and being the same property previously conveyed to James E. Lendino, Jr., by Warranty Deed from Bradley Pilz, dated 6/27/08 and recorded 7/2/08 in Instrument No. 20080702-0068094, in the Register's Office of Davidson County, Tennessee.**

**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 **7145 Smokey Hill Road, Antioch, TN 37013**
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 18th day of May, 2015.

James E. Lendino, Jr., Co-Trustee

Carlie B. Lendino, Co-Trustee

BILL GARRETT, Davidson County
Trans:T20150039273 DEEDWARR
Recvd: 05/20/15 12:32 2 pgs
Fees:13.00 Taxes:754.80
20150520-0046578

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Orange )

On 05/18/15 before me, Sydney Marie England, Notary Public
*Date* *Here Insert Name and Title of the Officer*

personally appeared James Edward Lendino and
*Name(s) of Signer(s)*
Carlie Beth Lendino,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SYDNEY MARIE ENGLAND
Commission # 1991546
Notary Public - California
Orange County
My Comm. Expires Sep 17, 2016

Signature _____
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer — Title(s): _____ | ☐ Corporate Officer — Title(s): _____ |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: _____ | Signer Is Representing: _____ |

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