Davidson County DEEDWARR
Recvd: 08/14/15 08:36 4 pgs
Fees:23.00 Taxes:628.63
20150814-0081485

WARRANTY DEED

JESSICA M STORVIK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/20/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danielle Diane Prairie	U.S. Bank NA	02100029900
(NAME)	(NAME)	
6153 Clarksville Pike	3301 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Earth City, OH 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Javier Ontiberos, unmarried , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Danielle Diane Prairie, a single woman, 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. 19 on the Plan of Morgan Estates, Section Two of record in Plat Book 5200, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 19 fronts 110.0 feet on the Southwesterly margin of Clarksville Highway and extends back 310.94 feet on the Northwesterly line which is a broken line and 311.23 feet on the Southeasterly line to a dead line in the rear, measuring 177.0 feet thereon.

Being the same property conveyed to Javier Ontiberos, unmarried by Warranty Deed from Patricia Y. Stroud, unmarried of record in Instrument No. 20070717-0085143 Register's Office for Davidson County, Tennessee, dated July 05, 2007 and recorded on July 17, 2007.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 6153 Clarksville Pike, Joelton, TN 37080
(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 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 my hand this 13th day of August, 2015.

Javier Ontiberos

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 13th day of August, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Javier Ontiberos**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019

Touchstone Title and Escrow, LLC
318 Seaboard Lane, Suite 114
Franklin, TN 37067
Phone (615) 371-2299
Fax (615) 371-2293

PAYOFF LETTER

LENDER: Freedom Mortgage
MORTGAGOR: Javier Ontiberos
PROPERTY ADDRESS: 6153 Clarksville Pike, Joelton, TN 37080
FORWARDING ADDRESS: 3580 Binkley Road, Joelton, TN 37080

ATTENTION: PAYOFF DEPARTMENT

Please find the enclosed check in the amount of **$140,940.56** which represents payment in full of the above referenced loan. Please forward all canceled loan documents and refunds due to the mortgagor, if any, for escrow reserves and/or interest overages to the forwarding address shown above.

Please file a release of the Deed of Trust (within 45 days) pursuant to Tennessee Code Annotated 66-25-102 et seq. Failure to provide a release within 45 days of receipt of payoff and this request for release can result in statutory penalties in accordance with the referenced statute.

Touchstone Title and Escrow, LLC assumes no liability for errors in the payoff statement provided by the mortgage holder. If the mortgage holder should determine that the figures supplied to Touchstone Title and Escrow, LLC are inaccurate, Mortgagor understands that it is Mortgagor's responsibility to pay any shortage. In the event of any audit or correction by the mortgage holder, Mortgagor agrees to pay any shortage in the payoff immediately upon any such receiving notice from either the mortgage holder or Touchstone Title and Escrow, LLC. If Mortgagor does not pay any such shortage immediately, Mortgagor understands that such action will result in a failure to transfer a clear title to the property. **I/We hereby authorize the Lender to disburse money out of my/our escrow account in order to cover any shortage owed in addition to the amount enclosed, should there be such a shortage. Further, if a shortage does occur, Lender is authorized to apply the payment received immediately toward said loan.**

HOME EQUITY LINE OR OPEN-END MORTGAGE
The Mortgagor requests that the herein referenced line of credit be CLOSED with no further right to use of this account being granted. To the best of my/our knowledge, there are no outstanding checks or debit requests that have not posted to this account as of this date.

IN WITNESS WHEREOF, the undersigned have executed this Agreement on this 13th day of August, 2015.

MORTGAGORS:

Javier Ontiberos

State of Tennessee
County of Williamson

Personally appeared before me Javier Ontiberos, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of August, 2015.

Notary Public
My Commission Expires: _____

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).