Davidson County DEEDWARR
Recvd: 08/19/15 13:00 3 pgs
Fees:18.00 Taxes:421.80
20150819-0083608

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $114,000.00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2015.

Notary Public

My commission expires: 9-10-18

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zenobia Marie Herron	Highlands Residential Mtg.	**05905024000**
3013 Sunnyview Ct	12001 N. Central Expressway #550	
Nashville, TN 37207	Dallas, Tx 75243	

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 ACKNOWLEDGE, WE,

Ismael A. Santana and Ruth Jaquez

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

Zenobia Marie Herron, 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. 245, on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ismael A. Santana and wife, Ruth Jaquez by Warranty Deed from Mike Kagan dated 05/18/07 and recorded on 06/05/07 in Instrument No. 20070605-0066928, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3013 Sunnyview Ct, Nashville, TN 37207.

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 in 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/our hand(s) this 17th day of August, 2015.

Ismael A. Santana

Ruth Jaquez

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Ismael A. Santana, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2015.

Notary Public

My Commission Expires:_____

STATE OF Flo. ida

COUNTY OF Polk

Personally appeared before me, a Notary Public of said County and State, Ruth Jaquez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2015.

Notary Public

My Commission Expires: 02-17-2019

BEN L BACON III
MY COMMISSION # FF200298
EXPIRES February 17, 2019
(407) 398-0153 FloridaNotaryService.com

Witness my/our hand(s) this 17th day of August, 2015.

Ismael A Santana

Ismael A. Santana

Ruth Jaquez

STATE OF NEW JERSEY

COUNTY OF BERGEN

Personally appeared before me, a Notary Public of said County and State, Ismael A. Santana, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2015.

Kay E Simmons

Notary Public KAY E. SIMMONS

My Commission Expires: April 27, 2016

KAY E. SIMMONS
Notary Public
State of New Jersey
My Commission Expires Apr 27, 2016

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Ruth Jaquez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2015.

Notary Public

My Commission Expires:_____

Certificate of Authenticity

I, Crystal Sarth, 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 Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY