BILL GARRETT, Davidson County
Trans: T20150074772 DEEDWARR
Recvd: 09/02/15 10:18 2 pgs
Fees: 13.00 Taxes: 403.30
20150902-0089263

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $109,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Santos E. Romero-Alvarez 4440 – 4442 Gina Brooke Drive Hermitage, TN 37076	New Owner	087-13-0-009.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Gina Brooke Family Limited Partnership,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Santos E. Romero-Alvarez, a married man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 163, as shown on the map entitled Gina Hill, of record in Plat Book 5800, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BASILIO S. CABRERA and LILLIAN CABRERA and JONATHAN JOSE and SELENE JOSE, by deed from ANTHONY D. JOSUE and CARI L. JOSUE, husband and wife, of record in Instrument No. 20061115-0141774, dated November 10, 2006, said Register's Office.
Being further conveyed to THE GINA BROOK FAMILY LIMITED PARTNERSHIP by quitclaim deed from JONATHAN M. and SELENE JOSE and BASILIO S. and LILLIAN CABRERA, of record in Instrument No. 20080730-0078159, dated July 15, 2008, said Register's Office.

This property is improved property known as **4440 – 4442 Gina Brooke Drive, Hermitage, TN, 37076**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 087-13-0-009.00; (2) If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq; (3) Matters shown on the Plan of record in Plat Book 5800, page 75, said Register's Office; (4) Restrictive Covenants contained in instrument of record in Book 5903, page 672, said Register's Office.

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 31st day of August, 2015.

The Gina Brooke Family Limited Partnership

By: _____
Selene Jose

Its: President and Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Selene Jose, President and Secretary of The Gina Brooke Family Limited Partnership** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Partnership as such President and Secretary.

Witness my hand and official seal at this the 31st day of August, 2015.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015073774