WARRANTY DEED

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

#15-0434

BILL GARRETT, Davidson County
Trans:T20150084009 DEEDWARR
Recvd: 10/02/15 11:07 2 pgs
Fees:13.00 Taxes:573.50

20151002-0100416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of Sept, 2015

Notary Public

MY COMMISSION EXPIRES: 3/6/2017
(AFFIX SEAL)

Sheila Brewer NOTARY PUBLIC TENNESSEE Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shondalyn M. Rhodes and James Rhodes	SAME AS NEW	087 05 0A 035.00
(NAME)	(NAME)	
5906 Colchester Dr.	OWNER	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Five Thousand And No/100 Dollars ($155,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Emanuelle K. Oliveira-Monte, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shondalyn M. Rhodes and James Rhodes, 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:

Being Lot No. 35 on the plan of Farmingham Woods, Phase I, of record in Book 7900, Page 228, Register's Office for said County.

Said Lot No. 35 fronts 62.72 feet on the northerly margin of Colchester Drive and extends back 122.55 feet on the westerly line and 114.41 feet on the easterly line to a dead line in the rear measuring 36.53 feet thereon.

Being the same property conveyed to Xavier Stien, married by Warranty Deed from Harold R. Render and wife, Sherian C. Render dated August 14, 2002 recorded August 20, 2008 as Instrument No. 20020820-0100388, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Emanuelle K.F. Oliveira by Quitclaim Deed from Xavier Stien dated January 05, 2007 recorded January 09, 2007 as Instrument No. 20070109-0003955, in said Register's Office for Davidson County, Tennessee.

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Said property has never been the marital residence of Grantor nor Grantor's Spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5906 Colchester Dr., Hermitage, TN 37076

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, has 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 29th day of September, 2015.

Emanuelle K. Oliveira-Monte

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Emanuelle K. Oliveira-Monte, a married woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2015.

Notary Public

My Commission Expires: 1-5-16

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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