| | |
|---|---|
| **Davidson County** | **DEEDWARR** |
| **Recvd: 10/02/15 15:23** | **3 pgs** |
| **Fees:18.00 Taxes:647.50** | |
| **20151002-0100725** | |

# WARRANTY DEED

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Shiva Gurung | U.S. Bank National Association | 162 10 0 184.00 |
| (NAME) | (NAME) | |
| 637 Roxanne Dr. | 3301 Rider Traill S | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Earth City, MO 63045 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jorge Leon Guzman**, * hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shiva Gurung** and Renuka Uperti, husband and wife, 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:

* a Single man

Being Lot No. 189 on the Plat of Brook View Estates, Section 2 as of record in Book 4460 at Page 163 in the Office of the Register of Deeds for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John C. Crittendon Jr. and wife, Therasa L. Crittendon by Warranty Deed from Timothy W. Bolton and wife, Theresa L. Bolton, dated November 21, 2001 and recorded November 27, 2001 in Instrument No. 200111270129410, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Trust 2007-HE7, Mortgage Pass-Through Certificates, Series 2007-HE7 by Substitute Trustee's Deed from Rubin Lublin TN, PLLC F/K/A Rubin Lublin Suarez Serrano TN, LLC, Substitute Trustee, dated March 07, 2014 and recorded March 21, 2014 in Instrument No. 201403210023380 pursuant to foreclosed Deed of Trust dated April 25, 2007 and recorded May 7, 2007 in Instrument No. 200705070054511 by John C. Crittendon a/k/a John C. Crittendon, Jr. and Therasa L. Crittendon, in said Register's Office for Davidson County, Tennessee.

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Further being the same property conveyed to Jorge Leon Guzman by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Trust 2007-HE7, Mortgage Pass-Through Certificates, Series 2007-HE7, dated September 17, 2014 and recorded October 24, 2014 in Instrument No. 201410240098279, in said Register's Office for Davidson County, Tennessee.

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 637 Roxanne Dr., 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, 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 30th day of September. 2015.

Jorge Leon Guzman

STATE OF TENNESSEE

COUNTY OF Williamson

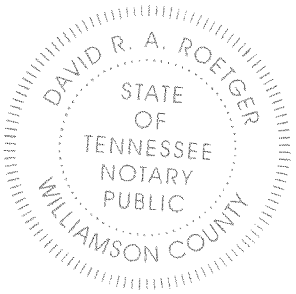
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Jorge Leon Guzman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within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

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

Notary Public

My Commission Expires: 7-24-17

(SEAL)




File Number: NAT-153853

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith