WARRANTY DEED

Lawyer's Escrow Service, Inc
2021 Richard Jones Rd, Ste 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

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).
Sarah E. Arntz	CMG Mortgage Inc.	108 15 0 049.00
(NAME)	(NAME)	
108 Woodcraft Court	3160 Crow Canyon Rd, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Seven Thousand Nine Hundred And No/100 Dollars ($137,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Santiago Dela Rosa and Armandina Santana, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah E. Arntz**, unmarried, 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. 183B of Zone Lot Division of Lots 181 thru 188, Percy Priest Woods, Section 4, as of record in Plat Book 6900, Page 32, Register's Office for said County, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Herschel L. Dunn and, Janette M. Bolte by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated March 23, 1992 and recorded March 26, 1992 in Book 8584, Page 103, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janette M. Bolte by Quitclaim Deed from Carolyn Karnes, Jo Dodson, Bonnie Petersen and Paul Dunn, being the heirs at law of Herschel L. Dunn, dated January 12, 2000 and recorded January 27, 2000 as Instrument No. 20000127-0008935, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CitiFinancial Servicing LLC by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated July 10, 2014 and recorded July 22, 2014 as Instrument No. 20140722-0064761, pursuant to a foreclosed Deed of Trust dated December 22, 2003 and

File Number: NAT-154325

BILL GARRETT, Davidson County
Trans:T20150088891 DEEDWARR
Recvd: 10/19/15 13:59 2 pgs
Fees:13.00 Taxes:510.23
20151019-0106189

recorded January 14, 2004 as Instrument No. 20040114-005667 by Kim Allen and Janette M. Bolte, both unmarried, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Santiago Dela Rosa and Armandina Santana, husband and wife by Tennessee Special Warranty Deed from CitiFinancial Servicing LLC, a Delaware Limited Liability Company dated October 13, 2014 and recorded October 22, 2014 as Instrument No. 20141022-0097505, 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 108 Woodcraft Court, Nashville, TN 37214

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 15th day of October, 2015.

Santiago Dela Rosa

Armandina Santana

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Santiago Dela Rosa and Armandina Santana, 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 15th of October, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

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

File Number: NAT-154325