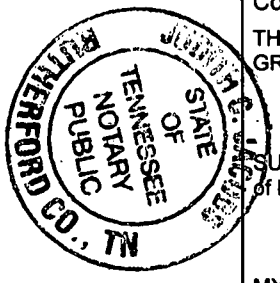
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108566 DEEDWARR
Recvd: 12/23/15 13:40 2 pgs
Fees:13.00 Taxes:395.90
20151223-0129290



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Maria Emma Villalta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 2-22-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria Emma Villalta	Mortgage Solutions of Colorado, LLC	120-02-0/109.00
(NAME)	(NAME)	
1329 Venus Drive	5455 N. Union Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Colorado Springs, CO 80918	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gerid Farid Palomo, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maria Emma Villalta, 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 part of Lot No. 34 and all of Lot No. 35 on the Plan of Stardust Acres, as shown on plat of record in Plat book 1424, page 92, in the Register' offic for Davidson county, Tennessee, and being more particularly described as follows:

Said property fronts 85.0 feet on the southerly margin of Venus Drive and extends back 170.0 feet between parallel lines to a dead line in the rear which measures 85.0 feet thereon.

Being the same property conveyed to Gerid Farid Palomo, an unmarried man by deed from Maria E. Villalta a married woman and Tony Vilalata dated July 30, 2010 and filed for record August 3, 2010 as instrument No 20100803-0060858 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 1329 Venus Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hands this 21st day of December, 2015.

Gerid Palomo

Gerid Farid Palomo

State of Tennessee
County of Davidson

Personally appeared before me Gerid Farid Palomo, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of December, 2015.

Notary Public
My Commission Expires: 2-22-16

File No.: 201510036

