Davidson County	DEEDWARR
Recvd: 03/09/16 09:37	3 pgs
Fees:18.00 Taxes:582.75	
20160309-0022446	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of March 2016

Notary Public

MY COMMISSION EXPIRES: 5-8-16
(AFFIX SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alece Ronzino	Farmington Mortgage, a Division of CapStar Bank	072 01 0 038.00
(NAME)	(NAME)	
2549 Bethwood Dr.	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Seven Thousand Five Hundred And No/100 Dollars ($157,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David L. Liles and Nancy J. Liles, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alece Ronzino, an unmarried woman**, 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. 108 on the plan of Shepardwood S/D Section 2, of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Said Lot fronts 61.28 feet on the southerly margin of Bethwood Drive and runs back 136.15 feet on the westerly line and 127.001 feet on the easterly line to a dead line in the rear, on which is measures 79.75 feet.

Being the same property conveyed Gwendolyn M. Blair (Div) by Warranty Deed from Murphree Realty Company dated October 2, 1972 and recorded October 2, 1972 in Book 4642, Page 479, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gwendolyn M. Blair and Ivy Blair, Jr. by Quitclaim Deed from Gwendolyn M. Blair dated January 16, 1995 and recorded January 24, 1995 in Book 9577, Page 146, in said Register's Office for Davidson County, Tennessee. *Final Decree Confirming Sale recorded February*

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18, 2014 as Instrument No. 20140218-0013941, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to David L. Liles and Nancy J. Liles by Default Judgment from Gwendolyn M. Blair and the Estate of Ivey Blair, Jr., Mortgage Electronic Registration Systems, Inc. and their heirs, successors, personal representative and assigns dated November 11, 2015 and recorded November 24, 2015 as Instrument No. 20151124-0119198, 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 2549 Bethwood Dr., Nashville, TN 37207

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 4th day of March, 2016.

David L. Liles

Nancy J. Liles

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David L. Liles and Nancy J. Liles, the 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 4th of March, 2016.

Notary Public

My Commission Expires: 5-8-18

(SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

File Number: GRN-161023FC

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