WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF ~~CALIFORNIA~~ Tennessee
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Debbie A. Headway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2016.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Deeb	Daniel Deeb	053-16-0 079.00
(NAME)	(NAME)	
402 Pitts Avenue	402 Pitts Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/21/16 09:05 4 pgs
Fees:23.00 Taxes:351.50
20160321-0026255

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Westvue Property I, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Daniel Deeb and Angela Deeb, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, To-Wit:

Beginning at a point on the East Margin of Pitts Avenue, said point being the South margin of the G. M. Kilpatrick property; thence with the Kilpatrick Line, South 54 degrees 47 minutes East 286.6 feet to a point in the West margin of the Kenneth P. Cantrell property; thence with same, South 31 degrees 07 minutes West 64 feet to an iron pin in the North margin of the Anderson Williams property; thence with the same, North 58 degrees 23 minutes West 285.0 feet to an iron pin in the East margin of Pitts Avenue; thence with the same, North 30 degrees 30 minutes East 82 feet to the point of beginning.

Being the same property conveyed to Matthew Wilson, unmarried by Warranty Deed dated 06/15/2005 from Nixon Gutierez and wife, Maria Romero of record in Instrument 200506210071276, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to WestVue Property I, LLC by Trustees Deed dated 08/17/2015 from Wilson & Associates, PLLC of record in Instrument No. 20150819-0083355, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 402 Pitts Avenue, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 18th day of March, 2016.

WESTVUE PROPERTY I, LLC

_____

David Haddad, Executive Vice President
LongVue Mortgage Capital, Inc. Servicer for WestVue Property I, LLC

State of CALIFORNIA
County of

Personally appeared before me, a notary public in and for the state and county aforementioned, David Haddad with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Executive Vice President of LongVue Mortgage Capital, Inc. Servicer for Westvue Property I, LLC and that he as such Executive Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Executive Vice President.

WITNESS my hand and seal this 18th day of March, 2016.

ATTACHED

_____

Notary Public _____
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On March 17, 2016 before me, Derek Joseph Basterrechea a Notary Public, personally appeared DAVID HADDAD, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Name: Derek Joseph Basterrechea
(Typed or Printed)

(Seal)

DEREK JOSEPH BASTERRECHEA
COMM. # 2099671
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
Comm. Exp. FEB. 9, 2019
MGC1 MGC1

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

