WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/16 08:26 2 pgs
Fees:13.00 Taxes:410.33
20160506-0044848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,900.00

LeAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

HAL E. WILSON, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Levi Douglas	Mortgage Research Center dba Veterans United Home Loans	052-02-0-161.00
(NAME)	(NAME)	
623 Blackstone Avenue	1400 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Columbia MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, Alexander Diaz Muniz and Keyshla Rivera Cassanova, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Levi Douglas, single man, 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 Westerly 80 feet of Lot No. 7, Block B on the Plan of Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 7 fronts 80 feet on the Northerly margin of Blackstone Avenue and extends back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Alexander Diaz Muniz, an unmarried man by Warranty deed from Sheri Prosser, a married woman of record in Instrument No. 20110923-0073984 Register's Office for Davidson County, Tennessee, dated September 15, 2011 and recorded on September 23, 2011.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Keyshla Rivera Cassanova, spouse of the above named Alexander Diaz Muniz, join in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ☐

This is improved ☑ property, known as 623 Blackstone Avenue, Madison, TN 37115

(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 our hands this 29th day of April, 2016.

Alexander Diaz Muniz

Keyshla Rivera Cassanova

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of April, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alexander Diaz Muniz and Keyshla Rivera Cassanova**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-6-17

Notary Public, Angela Batson

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.