WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/16 11:27 2 pgs
Fees:13.00 Taxes:449.18
20160706-0069067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,400.00

Shenika Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of June, 2016

Carol Travel
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

163326

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 220, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tyler M. Roman	ISERVE Residential Lending, LLC	135 08 0A 689.00
(NAME)	(NAME)	
689 Longhunter Ct.	15015 Avenue of Science #250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Diego, CA 92128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-One Thousand Four Hundred And No/100 Dollars ($121,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shenika L. Douglas now known as Shenika Brooks, married** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tyler M. Roman, a 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 Unit 689, of Nashboro Village Nineteen Condominium, a Condominium or horizontal property regime established by Master Deed of record in Book 5333, Page 957, as shown on a plan of record in Plat Book 5200, Page 80, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shenika L. Douglas by Warranty Deed from James Lee Wright, married and wife Isumi Wright dated February 28, 2006 and recorded March 7, 2006 as Instrument No. 200603070026537, in said Register's Office for Davidson County, Tennessee. Shenika L. Douglas by virtue of marriage now known as Shenika Brooks.

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.

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Marcus Brooks joins in this conveyance for the purpose of conveying any rights he may have in above referenced property Marital or otherwise.

unimproved ☐

This is improved ☒ property, known as 689 Longhunter Ct., Nashville, TN 37217

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 23rd day of June, 2016.

Shenika Brooks

Shenika Brooks

Marcus Brooks

Marcus Brooks

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Shenika Brooks and Marcus Brooks 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 28th of June, 2016.

Carol Fravel

Notary Public

My Commission Expires: ~~October 9, 2019~~ 3-13-18

(SEAL)

CAROL FRAVEL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expires 4-24-2018

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