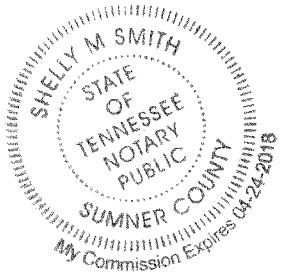
Davidson County	DEEDWARR
Recvd: 08/02/16 14:25	2 pgs
Fees:13.00 Taxes:777.00	
20160802-0079816	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-24-18
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David Susoreny and Whitney Susoreny	Highlands Residential Mortgage, Ltd.	072 11 0 085.00
(NAME)	(NAME)	
2415 Branch St	12001 N. Central Expressway, Suite 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carri A. Hofaker, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Susoreny and Whitney Susoreny, husband and wife**, 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 Number 45 on the Map of Glenmeade Subdivision, as of record in Book 974, Page 32, Register's Office for Davidson County, Tennessee, described as follows, to wit:

Said Lot Number 45 fronts 50 feet on the Westerly side of McKinney Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Carri A. Hofaker, unmarried by Warranty Deed from Anthony Glenn and Deloris Glenn, husband and wife dated August 29, 2000 and recorded September 5, 2000 as Instrument No. 20000905-0087723, 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.

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unimproved ☐

This is improved ☒ property, known as 2415 Branch St, Nashville, TN 37216

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 29th day of July, 2016.

Carri A. Hofaker

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Carri A. Hofaker, 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 29th of July, 2016.

Notary Public

My Commission Expires: 2-6-17

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018

File Number: GRN-164554BSO