Return to
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Suite 101
Nashville, TN 37215



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~172,000.00~~.

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2016.

Notary Public

My commission expires: 8-20-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gabriel Fuenmayor and Kevin Nutting	**Interlinc Mortgage Services, LLC**	**096-10-0-195.00**
716 Braidwood Drive	10613 West Sam Houston Pkwy N, Ste 200	
Nashville, TN 37214	Houston, TX 77064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Debra Kaye Spears, unmarried

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Gabriel Fuenmayor, an unmarried man and Kevin Nutting, an unmarried man, as tenants in common with rights of survivorship

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(s) 309, as shown on the map entitled the Plan of Cloverhill, Section 7, of record in Book 2133, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GENEVIEVE L. SPENCER, MARRIED, by deed from JAMES O. WRIGHT, JR. AND WIFE, LUCY REBECCA WRIGHT, of record in Instrument No. 20080229-0020096, dated February 27, 2008, said Register's Office. Being further conveyed to DEBRA KAYE SPEARS, by Quitclaim Deed from GENEVIEVE L. SPENCER, of record in Instrument No. 20120120-0005750, dated November 21, 2011, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as 716 Braidwood Drive, Nashville, TN 37214.

BILL GARRETT, Davidson County
Trans:T20160066805 DEEDWARR
Recvd: 08/03/16 10:50 2 pgs
Fees:13.00 Taxes:636.40
20160803-0080182

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 2nd day of August, 2016.

Debra Kaye Spears

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Debra Kaye Spears, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd day of August, 2016.**

Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY