Davidson County DEEDWARR
Recvd: 08/15/16 16:05 3 pgs
Fees:18.00 Taxes:814.00
20160815-0085049

WARRANTY DEED

BMR16-7156

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/28/17

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Homeland Title, LLC
1896 General George Patton Dr., Ste. 110
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. V. Rundberg-Rivera	E. V. Rundberg-Rivera	
7156 Sunnywood Drive (ADDRESS)	(NAME) 7156 Sunnywood Drive (ADDRESS)	
Nashville, TN 37211-8616 (CITY) (STATE) (ZIP)	Nashville, TN 37211-8616 (CITY) (STATE) (ZIP)	173090A23400CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID J. GARCIA AND SHANNYN GARCIA, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto E. V. RUNDBERG-RIVERA AND VERA A. BAQUET, SPOUSES, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Phase "E", Lenox Village, of record in Instrument No. 20040109-0003952, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David J. Garcia by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20040615-0070879, Register's Office for Davidson County, Tennessee, dated June 11, 2004 and recorded on June 15, 2004 and as re-recorded in Instrument No. 20040702-0079382, said Register's Office.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20040109-0003952, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-178492, Instrument No. 20045260-062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221 and Instrument No. 20050119-0006853, Instrument No. 20020315-0032825 and Instrument No. 20021226-0158459, Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Book 7361, Page 230 and Instrument No. 20020408-0042676, Instrument No. 20010703-0070464, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7156 Sunnywood Drive , Nashville, Tennessee 37211-8616
(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 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 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 15th day of August, 2016.

David J. Garcia

Shannyn Garcia, by David J. Garcia, her Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of August, 2016, before me personally appeared David J. Garcia to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shannyn Garcia, and who acknowledged he/she/they executed the same as the free act and deed of the said Shannyn Garcia.

Witness my hand and official seal, this the 15th day of August, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of August, 2016, before me personally appeared David J. Garcia to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of August, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn Dubray
Notary's Signature

My Commission Expires: 02/21/2017

