WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160074682 DEEDWARR
Recvd: 08/26/16 11:04 2 pgs
Fees:13.00 Taxes:741.85
20160826-0089507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,500.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of August, 2016.

Rachel Odom
Notary Public

MY COMMISSION EXPIRES: 5-19-20

RACHEL ODOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Julie Christopher	Waterstone Mortgage Corp.	150 03 0 017.00
(NAME)	(NAME)	
3408 Harvest Ct.	N25 W23255 Paul Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Pewaukee, WI 53072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand Five Hundred And No/100 Dollars ($200,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Adrian Landaverde, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julie Christopher,** Single Woman, 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 No. 3 on the Plan of The Country, Section One, as of record in Book 4955, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Adrian Landaverde by Warranty Deed from Quin M. Wegenka and wife, Lori L. Wegenka dated June 30, 2004 and recorded July 7, 2004 as Instrument No. 20040707-0080231, 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.

Irma Cervantes joins in this instrument to convey any and all marital interest she has in the subject property.

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unimproved ☐

This is improved ☒ property, known as 3408 Harvest Ct., Antioch, TN 37013

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 24th day of August, 2016.

Adrian Landaverde

Irma Cervantes

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 Adrian Landaverde and Irma Cervantes, 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 24th of August, 2016.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-164504SSO