P16-7793-BW

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027 | COUNTY OF Williamson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,260.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2016<br>Notary Public<br>MY COMMISSION EXPIRES: 10/18/16<br>(AFFIX SEAL) |

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160086237 DEEDWARR
Recvd: 09/30/16 13:46 2 pgs
Fees:13.00 Taxes:633.66
20160930-0103419

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Caitlin Morrison | | |
| 5725 Brentwood Meadows Circle | New Owner | 161-13-0-009.00 |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shane Merrill-Facio and Luciana Merrill-Facio, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caitlin Morrison, a 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. 36-A on the Plan of Zone Lot Division of Lot No. 36, Brentwood Meadows, Section Two of record in Plat Book 5200, Page 782, amended in Plat Book 6250, Page 684, 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 Shane Merrill-Facio and wife, Luciana Merril-Facio by Warranty deed from Jimmy Ladon Borden of record in Instrument No. 20030729-0106545 Register's Office for Davidson County, Tennessee, dated June 27, 2003 and recorded on July 29, 2003 and re-recorded on November 24, 2003, in Instrument No. 20031124-0170284, Register's Office for Davidson County, Tennessee.

Luciana Merril-Facio and Luciana Merrill-Facio are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5725 Brentwood Meadows Circle, Brentwood, TN 37027.**

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, 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 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 the 28 day of September, 2016.

Shane Merrill-Facio

Luciana Merril-Facio

STATE OF Florida
COUNTY OF Miami Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shane Merrill-Facio** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of September, 2016.

My Commission expires: 01/16/2017

Notary Public

RAISA I. CUNDIFF
MY COMMISSION EXPIRES
January 16, 2017
NOTARY PUBLIC, STATE OF FLORIDA
Bonded thru Aaron Public Underwriters

STATE OF Florida
COUNTY OF Miami Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luciana Merrill-Facio** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of September, 2016.

My Commission expires: 01/16/2017

Notary Public

RAISA I. CUNDIFF
MY COMMISSION EXPIRES
January 16, 2017
NOTARY PUBLIC, STATE OF FLORIDA
Bonded thru Aaron Public Underwriters