WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymundo Arredondo	Embrace Home Loans c/o Roundpoint Mortgage Servicing	150160a03400co
(NAME)	(NAME)	
2913 Bayshore Cove	P. O. Box 674150	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75267-4150	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Rebecca Parks and Jered Parks, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Raymundo Arredondo** and wife, Alejandra Lazaro, 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. 118 on the Final Plat of Windhaven Shores, Section One, of record in Instrument No. 20030219-0021779, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Rebecca Parks and Jered Parks, wife and husband by Quitclaim Deed from Rebecca Parks f/k/a Rebecca Saindon and spouse, Jered Parks of record in Instrument No. 20140107-0001773, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2913 Bayshore Cove, Antioch, TN 37013
(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 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.

BILL GARRETT, Davidson County
Trans:T20160090213 DEEDWARR
Recvd: 10/13/16 09:15 2 pgs
Fees:13.00 Taxes:647.50
20161013-0108157

Witness my/our hands this 30th day of September, 2016.

Rebecca Parks

Jered Parks

State of Tennessee
County of Williamson

Personally appeared before me Rebecca Parks and Jered Parks, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~30th~~ 11 day of ~~September,~~ Oct 2016.

Notary Public Beth Hazelwood
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 11380