WARRANTY DEED

BMR16-0820

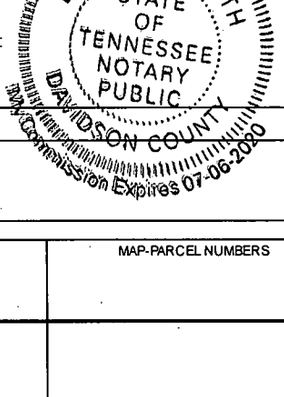
STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chase Wilson	Chase Wilson	
820 Nashua Court (ADDRESS)	(NAME) 820 Nashua Court (ADDRESS)	
Nashville, TN 37209-1285 (CITY) (STATE) (ZIP)	Nashville, TN 37209-1285 (CITY) (STATE) (ZIP)	091-05-0-268.00

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 CLAUDIA SANCHEZ-ROMERO AND WILSON SANTIAGO DE LA ROSA, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHASE WILSON, Single man, 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. 8 on the Plan of Brookewood, Phase Two, of record in Plat Book 8250, Page 877, 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 Claudia Sanchez-Romero and Wilson Santiago De La Rosa by Warranty Deed from Brenda S. Wallace, unmarried, of record in Instrument No. 20070604-0066373, Register's Office for Davidson County, Tennessee, dated May 29, 2007 and recorded on June 04, 2007.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 8250, Page 877, Book 10994, Page 363; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 820 Nashua Court , Nashville, Tennessee 37209-1285
(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.

BILL GARRETT, Davidson County
Trans:T20160094854 DEEDWARR
Recvd: 10/27/16 08:38 2 pgs
Fees:13.00 Taxes:832.50
20161027-0113461

Witness my hand(s) this 24th day of October, 2016.

Claudia Sanchez-Romero

Wilson Santiago De La Rosa

STATE OF Tennessee
COUNTY OF Davidson

On this 24th day of October, 2016, before me personally appeared Claudia Sanchez-Romero and Wilson Santiago De La Rosa 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 24th day of October, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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