Davidson County DEEDWARRSP
Recvd: 05/31/17 11:55 2 pgs
Fees:13.00 Taxes:876.81
20170531-0053977

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ~~ACTUAL~~ CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,976.00

Raquel Pulecio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of May, 2017.

Cheryl M Rodgers
Notary Public

MY COMMISSION EXPIRES: 12-22-19
(AFFIX SEAL)

NAT 171454

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

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):
Abraham E. Santiago and Raquel Pulecio, husband and wife	SWBC Mortgage Corporation	164 03 0A 060.00
(NAME)	(NAME)	
2013 Hamilton Hill Drive	9311 San Pedro, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Lennar Homes of Tennessee, LLC, a Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Abraham E. Santiago and Raquel Pulecio, husband and wife, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land situated in Davidson County, Tennessee, being more particularly described as Lot 60, as shown and further described on the Final Plat of Rolling Hills Subdivision of record at Instrument Number 20161109-0118395 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Lennar Homes of Tennessee, LLC, a Delaware Limited Liability Company by General Warranty Deed from Kevin Hyneman Companies, Inc., a Mississippi Corporation dated December 1, 2016 and recorded December 8, 2016 as Instrument No. 20161208-0128868, 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.

unimproved ☐
This is improved ☒ property, known as 2013 Hamilton Hill Drive, Nashville, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/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), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 26th day of May, 2017.

Lennar Homes of Tennessee, LLC

BY: _____
Kelli Nelson
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kelli Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Authorized Agent of Lennar Homes of Tennessee, LLC, the within named bargainor, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2017.

_____
Notary Public
My Commission Expires: 7-24-17
(SEAL)

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

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

_____
Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges tha this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY