Bill Garrett Davidson County
Batch# 2663 DEEDWARR
09/20/2017 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20170920-0096445

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-16-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Emily A. Klunk	The Mortgage Firm, Inc.,	064 16 0D 093.00
(NAME)	(NAME)	
1876 Brookmeadow Lane	921 Douglas Avenue, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eight Thousand And No/100 Dollars ($208,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Edward E. Salinas and Mayra Salinas, husband and wife**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Emily A. Klunk, a single woman**, hereinafter called the Grantee, 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. 260 on the Plan of Section Two, Truxton Park, R10 Cluster Lot Subdivision, of record in Instrument No. 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward E. Salinas, a married man by Warranty Deed from Edward W. Santiago and wife, Carmen Y. Rivera dated April 21, 2010 and recorded April 28, 2010 as Instrument No. 20100428-0032240, 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 1876 Brookmeadow Lane, Hermitage, TN 37076

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.

File Number: FRN-174988SSO

Witness our hands this 18th day of September, 2017

Edward E. Salinas

Mayra Salinas as her Attorney in fact
Mayra Salinas
By Edward E. Salinas as her Attorney-in-Fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Edward E. Salinas, 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, and further acknowledged that they executed the foregoing instrument on behalf of Mayra Salinas, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Mayra Salinas, for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

STATE OF Tennessee

County OF Williamson

I, The Undersigned Authority, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Edward E. Salinas personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th of September, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

File Number: FRN-174988SSO

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

