WARRANTY DEED

File #17599

Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Nunez	InterLinc Mortgage Services, LLC	052130B23300CO
(NAME)	(NAME)	
2534 Sonar Street	10613 West Sam Houston Pkwy N. Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Houston, TX 77064	
(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, I, **Rosa M. Mulanax a married person,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa Yvette Nunez and Adan Nunez Torres, wife and husband,** 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:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of River Glen, Phase Five, Section 1 of recorded in Inst. No. 2011207-0135344, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete
description.

Being the same property conveyed to Rosa M. Mulanax, a married person by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated November 6th 2013 and recorded December 30th 2013 in Instrument No. 20131230-0130717, said Register's Office, Davidson County, Tennessee.

Robert Mulanax, spouse of Rosa M. Mulanax, joins in the execution of this instrument for the purpose of relinquishing all of his right, title and interest, marital or otherwise, in and to the subject property.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Bill Garrett Davidson County
Batch# 32712 **DEEDWARR**
12/04/2017 12:53:09 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20171204-0123378

unimproved ☐
This is improved ☒ property, known as 2534 Sonar Street, Nashville, TN 37214
(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.

Witness my hand this 30th day of November, 2017.

Rosa M. Mulanax

Robert Mulanax

STATE OF Wisconsin
COUNTY OF Sauk

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rosa M. Mulanax and Robert Mulanax, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2017.

Notary Public Becky L Young

My Commission Expires: 5/1/2020

BECKY L. YOUNG NOTARY PUBLIC STATE OF WISCONSIN

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212