Bill Garrett Davidson County
Batch# 85707 DEEDWARR
04/27/2018 12:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180427-0039891

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to:
Stewart Title Guaranty Company, 5000 Birch Street, Suite 550, Newport Beach, CA 92660

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Christin Shatzer and Jose E. Roman Garcia	Wintrust Mortgage	147-07-0-058.00
4427 Providence Heights	9700 W. Higgins Rd. Ste300	
Nashville, TN 37211-4724	Rosemont, IL 60018	

T.C.A. 67-4-409(3)(A)(ii)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, CHRISTIN SHATZER, now married, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto CHRISTIN SHATZER and JOSE E. ROMAN GARCIA, wife and husband, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 4427 Providence Heights, Nashville, TN 37211-4724, his/her/their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Being Lot No. 34 on the Plan of T.C. Cook's Resubdivision of Part of the B.F. Cook Old Home Place, of record in Book 547, Page 163, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 34 fronts 50 feet on the Northerly side of an unnamed Avenue 18 feet wide and runs back between lines, 150 feet to a dead line and shows 51 feet on said dead line.

Tax ID No.: 147-07-0-058.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 20150831-0088322 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
(A) The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4427 Providence Heights, Nashville, TN 37211-4724.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 day of April, 2018.

CHRISTIN SHATZER

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CHRISTIN SHATZER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 20 day of April, 2018.

Notary Public
My Commission expires:

DEREK TRUELOVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 28, 2020
COUNTY OF WILSON

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Affiant/Grantee

Subscribed and sworn to before me this 20 day of April, 2018.

Notary Public
My Commission expires:

DEREK TRUELOVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 28, 2020
COUNTY OF WILSON

True Copy Certification

I, Sonny Sam Thammavongsa, do hereby make oath that I am a licensed 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.

Signature

State of CA

County of Orange

Personally appeared before me, Estela Marie Habermehl, a notary public for this county and state, Sonny Sam Thammavongsa, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Estela Marie Habermehl
Notary's Signature

My Commission Expires: 5/1/2021
Notary' Seal (if on paper)

ESTELA MARIE HABERMEHL
Notary Public - California
Orange County
Commission # 2189593
My Comm. Expires May 1, 2021