Bill Garrett Davidson County
Batch# 109408 DEEDWARR
06/27/2018 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20180627-0061818

SANDRA MYERS Notary Public State of Washington My Appointment Expires Nov 20, 2020 (Notary Stamp)	STATE OF ~~TENNESSEE~~ Washington COUNTY OF Kitsap The actual consideration or value, whichever is greater, for this transfer is $490,000.00. Affiant Subscribed and sworn to before me, this 21st day of June, 2018. Notary Public My commission expires: 11-20-2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alaine Zachary and Raul Diaz	Fairway Independent Mtg. Corp.	103-05-0A-007.00-CO
107 Stoneway Close	4201 Marsh Lane	
Nashville, TN 37209	Carrollton, TX 75007	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

David F. Salisbury, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alaine Zachary and Raul Diaz, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 5718A of Lot 86 on the Plan of Stoneway Close of record in Plat Book 3300, Page 28, amended in Book 7900, Page 199, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David F. Salisbury, unmarried by Warranty deed from James M. Grant and wife, Anne Marie Grant of record in Book 11693, page 498, Register's Office for Davidson County, Tennessee, dated October 01, 1999 and recorded on October 06, 1999. (Value or consideration shown in aforementioned deed $227,500.00.) Being also known as 107 Stoneway Close Nashville, Tennessee 37209.

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This is improved property known as **107 Stoneway Close, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of June, 2018.

David F. Salisbury

STATE OF ~~CALIFORNIA~~ Washington
COUNTY OF Kitsap

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David F. Salisbury, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of June, 2018.

Notary Public
My Commission Expires: 11-20-2020

SandraMyers

SANDRA MYERS
Notary Public
State of Washington
My Appointment Expires Nov 20, 2020

SolomonParks File No. 18-001130-528

SP 11/2015

I, **Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.