Karen Y Johnson Davidson County
Batch# 141805 DEEDWARR
09/17/2018 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20180917-0091938

WARRANTY DEED

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF SEPTEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/22/20

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9590

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kevin D. CiFuentes Cisneros	First Community Mtg.	
308 Splitwood Ct	262 Robert Rose Dr, Ste 101	172040A11700CO
Nashville, TN 37211	Murfreesboro, TN 37129	

FOR AND IN 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 ACKNOWLEDGE, WE,

VIRGINIA LEE NEWSOM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEVIN D. CIFUENTES CISNEROS, A SINGLE MAN

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:

Being Lot Number 37 on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20010920-0101749, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Virginia Lee Newsom by Warranty Deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, recorded on the 8th day of August, 2003 in Instrument No. 20030808-0113474, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE THREE, HIGHLANDS OF BRENTWOOD (FORMERLY BRENTWOOD HEIGHTS), as recorded in Plat Book 9700, Page(s) 773, Plat Book 9700, Page 857 and Instrument No. 20010920-0101749.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants and Declaration of Covenants, Conditions and Restrictions recorded in Book 11189, Page 612, Book 11356, Page 815, Book 11629, Page 906 and Instrument Nos. 20020722-0087704 and 20021121-0144877.
5. Charter of Homeowners Association recorded in Book 11595, Page 872.
6. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 7461, Page 805.
7. Easement for ingress and egress, recorded in Book 11189, Page 612.
8. Easement to Bell South, recorded in Book 11608, Page 467.
9. Easement recorded in Book 11189, Page 612.
10. Quitclaim Deed for open space recorded in Book 11629, Page 909, Instrument No. 20000407-0035205, and Instrument No. 20040827-0103643.

This is improved property known as 308 Splitwood Ct, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 13th day of September, 2018.

Virginia Lee Newsom

Virginia Lee Newsom

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, VIRGINIA LEE NEWSOM, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of September, ~~2018.~~

Notary Public

My Commission Expires: ~~STATE~~

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

True Copy Certification

I, Lynn Vaught, 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 Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY