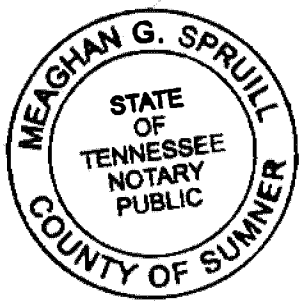
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

Jamie Rawlings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF JUNE, 2019.

Meaghan G. Spruill
Notary Public

MY COMMISSION EXPIRES: 08/30/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jade Jaramillo and Javier Jaramillo Morales	Regions Bank d/b/a Regions Mortgage	156 01 0D 007.00
(NAME)	(NAME)	
7733 Brook Glen Way	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-4112	Hoover, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 240633 DEEDWARR
06/07/2019 02:13:30 PM 2 pgs
Fees: $13.00 Taxes: $1,302.40
20190607-0054865

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul C. Umbach, Jr. and Stacey A. Moule, both single people, as tenants in common with full rights of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jade Jaramillo and Javier Jaramillo Morales, 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat Brook Glen of record in Plat Book 9700, Page 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul C. Umbach, Jr. and Stacey A. Moule, both single people, as tenants in common with full rights of survivorship by Warranty Deed from Deron C. Lorio, a single person dated March 3, 2014 and recorded March 4, 2014 as Instrument No. 20140304-0018225, 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 7733 Brook Glen Way, Nashville, TN 37221-4112

File Number: FRN-1903556FC

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 our hands this 3rd day of June 2019

Paul C. Umbach, Jr.
by Stephanie Shrader attorney in fact.
Paul C. Umbach, Jr. by Stephanie Shrader,
Attorney-in-Fact

Stacey A. Moule
by Stephanie Shrader attorney in fact.
Stacey A. Moule by Stephanie Shrader, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Stephanie Shrader, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul C. Umbach, Jr. and Stacey A. Moule, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Paul C. Umbach, Jr. and Stacey A. Moule, for the purposes therein contained.

Witness my hand and official seal, this the 3rd of June, 2019.

Notary Public

My Commission Expires:

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: FRN-1903556FC