Karen Johnson Davidson County
Batch# 461902 DEEDWARR
08/21/2020 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20200821-0094773

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Matthew Victor Torres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2020

Kelsie Holloway
Notary Public

MY COMMISSION EXPIRES: May 18, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Victor Torres	IServe Residential Lending, LLC	095-11-0 089.00
(NAME)	(NAME)	
2208 Pittswood Drive	16745 W. Bernardo Drive #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Diego, CA 92127	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, Angela C Laine,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Victor Torres, 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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Cloverdale, of record in Plat Book 2133, Page 9, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Angela C Laine by deed of record being recorded 6/28/1999 in Book 11544, Page 994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 2208 Pittswood Drive, 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/our hands this 20th day of August, 2020.

Angela C Laine

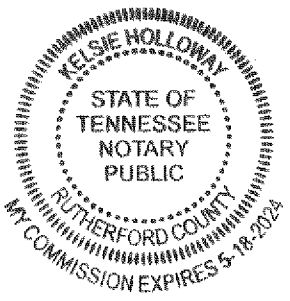
State of Tennessee
County of Rutherford

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

WITNESS my hand and seal this 20th day of August, 2020.

Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024

File No.: 22102



True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)