Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 15998

Karen Johnson Davidson County
Batch# 756509 DEEDWARR
11/17/2021 10:06:04 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20211117-0153021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Roberto Facey 6985 Calderwood Drive Antioch, TN 37013	CMG Financial 3160 Crow Canyon Rd #400 San Ramon, CA 94583	181-03-0A-112.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Eugene Louis Martino, III and Lauren Renee Zartman Martino, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Roberto Facey**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot Number 112, on the Plan of Subdivision Plat, Section Five, Indian Creek Estates, of record in Instrument 20030424-0055115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Eugene Louis Martino III and Lauren Renee Zartman Martino, husband and wife by Special Warranty Deed from U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHEI, Asset-Backed pass-Through Certificates, Series 2007-WFHEI, dated 07/23/2015 and recorded 08/20/2015, of record in Instrument 201508200084112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 6985 Calderwood Drive, Antioch, TN 37013

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 hand(s) this the 15th day of November, 2021.

Eugene Louis Martino, III

Lauren Renee Zartman Martino

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Eugene Louis Martino, III and Lauren Renee Zartman Martino with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 15th of November, 2021.

Notary Public

My Commission Expires: 10/11/2025

(SEAL)

