return to: Creative Title and Escrow, LLC
1994 Gallatin Rd N. Ste 202, Madison, TN 37115

WARRANTY DEED 15066

BILL CARRETT, Davidson County
Trans:T20090081313 DEEDWARR
Recvd: 12/02/09 10:20 2 pgs
Fees:13.00 Taxes:284.53
20091202-0110156

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$76,900.00**

Claudia C. Murillo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF NOVEMBER, 2009.**

T. Garrison
Notary Public

MY COMMISSION EXPIRES: **September 17, 2011**
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC T. GARRISON ROBERTSON COUNTY EXPIRES MARCH 03, 2010

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge A. Murillo	BAC Home Loans	**150-03-0 102.00**
(NAME)	(NAME)	
3266 Anderson Road	PO Box 660694	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas TX, 75266-0694	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Judith N. Smiley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jorge A. Murillo and wife Celia R. Murillo**, 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 the southerly part of Lot No. 4 on the plan of Zone Lot Division, Lots 2, 3, & 4, Justin Towne, Section One, as of record in Book 5800, Page 56, and amended in Book 5200, Page 473, Register's Office for said County.

Said property fronts 62.87 feet on the westerly margin of Anderson Road and extends back 95.27 feet on the northerly line and 95.00 on the southerly line to a line in the rear which measures 56.65 feet thereon.

Being the same property conveyed to **Judith N. Smiley** by deed of record in Book 7586, Page 992,Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3266 Anderson Road, Antioch, TN 37013**

(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 hand(s)** this **30th day of November, 2009**.

Judith N. Smiley

Judith N. Smiley

State of Tennessee County of Davdison

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Judith N. Smiley 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 official seal at Antioch, Tennessee, this 30th day of November, 2009.

Commission expires:9/17/11

Notary Public

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.