Return To: Partners Title of Tennessee, LLC
5200 Maryland Way Ste. 202
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20100013217 DEEDWARR
Recvd: 03/05/10 09:16 3 pgs
Fees: 18.00 Taxes: 536.50
20100305-0016969

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **February, 2010.**

Notary Public

MY COMMISSION EXPIRES: 12-10-12
(AFFIX SEAL)

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramon Alcala and Maria Elena Alcala	SWBC Mortgage Corporation	053-090B-186.00CO
(NAME) 1004 Pawnee Trail	(NAME) 9311 San Pedro Ave. Ste. 100	
(ADDRESS) Madison, TN 37115	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, WE, **William B. Hamlin a/k/a William Bryan Hamlin and Rachel A. Hamlin a/k/a Rachel Anne Hamlin and a/k/a Rachel Anne Keiffer,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ramon Alcala and Maria Elena Alcala, husband and wife,** 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(s) 101, as shown on the map entitled Cumberland Station at Wilson Camp Subdivision, of record as Instrument No. 20060118-0006553, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM B. HAMLIN AND WIFE, RACHEL A. HAMLIN, by Warranty Deed from Randall Phillips Homes, LLC of record as Instrument No. 20070403-0039776, dated March 30, 2007, said Register's Office.

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 1004 Pawnee Trail, Madison, TN 37115

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, has a good right to convey it and the same is unencumbered, unless otherwise herein set

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 **26th** day of **February, 2010**.

William B. Hamlin

Rachel A. Hamlin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **William B. Hamlin and Rachel A. Hamlin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **February, 2010**.

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

My commission expires:
5-2-11