BILL GARRETT, Davidson County
Trans:T20100024760 DEEDWARR
Recvd: 04/26/10 15:00 2 pgs
Fees:13.00 Taxes:442.89
20100426-0031512

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$124,900.00~~ $119,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH day of April, 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, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andres Sanchez	SWBC Mortgage Corporation	148-7-61.00
(NAME) 127 Denise Drive	(NAME) 9311 San Pedro Ave. Suite 100	
(ADDRESS) Antioch, TN 37013	(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, I/WE, **Carolyn A. Wilson a/k/a Carolyn A. Pannell, Carolyn B. Wilson, Carolyn Pannell, Carolyn Wilson, Carolyn Byars, Carolyn Byars Wilson, Carolyn Ann Byars Pannell, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andres Sanchez, an unmarried 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. 822 on the Plan of Cherokee Hills, Section Eight, as of record in Book 3700, page 154, Register's Office for said County. Said Lot No. 822 fronts 102.0 feet on the southerly margin of Denise Drive and extends back 122.7 feet on the westerly line and 159.6 feet on the easterly line to a line in the rear on which it measures 66.1 feet.

Being the same property conveyed to James E. Wilson and wife, Carolyn B. Wilson by Warranty Deed from Banner Construction Company, a Tennessee Corporation, dated January 18, 1969 and recorded in Book 4306, page 817, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn A. Wilson by Final Decree from James E. Wilson, dated February 22, 1972 and recorded in Book 6606, page 795, Register's Office for Davidson County, Tennessee.

The undersigned, Herman Pannell, spouse of Carolyn A. Wilson, joins in the execution of this instrument for the purpose of conveying to the Grantee(s) all of his right, title, claim, and interest in and to the above described property, including but not limited to his homestead and any and all other marital rights.

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 127 Denise 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, has 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 19th day of April, 2010.

Carolyn A. Wilson
Carolyn A. Wilson

Herman Pannell
Herman Pannell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Carolyn A. Wilson and Herman Pannell**, 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 19th day of April, 2010.

Melissa J. Butchko-Turecki
Notary Public

My commission expires: 9.15.10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

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