File No. 210060489

WARRANTY DEED

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: . 9/3/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20100041150 DEEDWARR
Recvd: 07/06/10 10:35 2 pgs
Fees:13.00 Taxes:451.40
20100706-0052624

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime Sandoval Davila	WR STARKEY Mortgage,LLC	Map and Parcel 15007048800
(NAME)	(NAME)	
3437 Towne Village Road	5055 W. Park Blvd.	
(ADDRESS)	(ADDRESS) Ste. 300	
Antioch, TN 37013	Plano, TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Helen L. Adams, Single**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jaime Sandoval Davila and Yanira Sandoval, Husband and Wife**, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 534, Final P.U.D. Plan, Section Five, TOWNE VILLAGE OF THE COUNTRY, of record in Plat Book 6250, Pages 783 and 784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Helen L. Adams, single, by Deed from Stephen G. Hendrix, single, dated June 28, 2001 and filed for record on July 10, 2001 in Instrument 20010710-0073242, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 5866, page 45, Book 7477, page 753, Book 7477, page 782 and Book 6767, page 456, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3437 Towne Village 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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 30th day of June, 2010.

Helen L. Adams

Helen L. Adams

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 Helen L. Adams the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of June, 2010.

Commission expires: 6-17-13

Connie Beard

Notary Public

RUTHERFORD COUNTY CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC

File Number: 210060489

RETURN TO:

Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167