BILL GARRETT, Davidson County
Trans:T20100056169 DEEDWARR
Recvd: 09/08/10 08:34 2 pgs
Fees:13.00 Taxes:406.63
20100908-0071298

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0560

STATE OF Tennessee
COUNTY OF Davidson

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE27th day of August, 2010

Notary Public
Commission Expires: 3/19/2013

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Jose Luis Nieves	SWBC Mortgage Corp.	148-03-0-059.00
102 Cherokee Hills Drive	9311 San Pedro, Ste. 100	
Antioch, TN 37013	San Antonio, TX 78216	

WARRANTY DEED

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,

Elizabeth A. Kemp, devisee under the Last Will and Testament of Glenda Ione Jackson, AKA Glenda Jackson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Luis Nieves, a single 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. 401 on the Plan of Cherokee Hills Subdivision Section 4, as of record in Book 3500, page 113, Register's Office for Davidson County, Tennessee. Said Lot No. 401 fronts 111.0 feet on the northerly margin of Cherokee Hills Drive and extends back 113.3 feet on the easterly side and 147.8 feet on the westerly side to a line in the rear measuring 69.1 feet thereon

Being the same property conveyed to James Jackson and wife, Glenda Jackson, by Warranty Deed, from Banner Construction Company, of record in Book 3892, Page 795, Register's Office for Davidson County, Tennessee, dated May 19, 1965 and recorded May 20, 1965.

The said Glenda Jackson, AKA Glenda Ione Jackson having since died on January 23, 2010, being predeceased by James Jackson.

Pursuant to the Last Will and Testament of Glenda Ione Jackson, subject property was devised to Elizabeth A. Kemp.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 102 Cherokee Hills 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27 day of August, 2010

Elizabeth A. Kemp

Elizabeth A. Kemp

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth A. Kemp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 2010.

CAROL BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
HEATHAM COUNTY

Carol Baker
Notary Public

Commission Expires: 3/19/2013