# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anibal Pineda | SWBC Mortgage Corporation | 14812020100 |
| (NAME) | (NAME) | |
| 4619 Artelia Drive | 213 Overlook Circle, Ste. A-4 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Brentwood, TN 37037 | |
| (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, Deb Schott and Deb Schott, as Mother and Natural Guardian of Riley Renee Schott, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anibal Pineda, _____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. 18, Section Twelve on the Plan of Hazelwood of records in Plat Book 4300, page 143, Register's Office for Davidson County, TN (RODC), to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Deb Schott, Individually and Deb Schott, as Mother and Natural Guardian of Riley Renee Schott, by deed of record in Instrument No. 20080812-0083023, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4619 Aretlia Drive, 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.

BILL GARRETT, Davidson County
Trans:T20110006426 DEEDWARR
Recvd: 02/01/11 12:04 2 pgs
Fees:13.00 Taxes:447.70
20110201-0008973

Witness our hands this 25th day of January, 2011.

Deb Schott

Deb Schott, as Mother and Natural Guardian of Riley Renee Schott

STATE OF IOWA
COUNTY OF JOHNSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deb Schott 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 purpose therein contained.

Witness my had and official seal at SWISHER, IOWA this 25th day of January, 2011

Commission expires: 10-31-13

AND

STATE OF IOWA
COUNTY OF JOHNSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deb Schott, Guardian of Riley Renee Schott 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 purpose therein contained.

Witness my hand and official seal at SWISHER, IOWA this 25th day of January, 2011.

Commission expires: 10-31-13

Philip Reed
Philip Reed Notary Public

PHILIP REED
Commission Number 106741
My Commission Expires
10-31-13