WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120019172 DEEDWARR
Recvd: 03/16/12 09:29 2 pgs
Fees:13.00 Taxes:384.80
20120316-0022577

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES JULY 29, 2013

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberto Tabora	SWBC Mtg. Corp	150-5-96
(NAME) 429 Owendale Drive	(NAME) 9311 San Pedro #100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio TX 78216	
(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, Gina Body, Fayne Crabtree, and Lana Jo Tomlin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roberto Tabora, an unmarried person, 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:

Being Lot No. 333 on the Plan of Cherry Hills, Section 3, as of record in Book 4175, page 59, Register's Office for said County.

Said Lot No. 333 fronts 80.45 feet on the westerly margin of Owendale Drive and extends back 204.35 feet on the northerly line and 209.90 feet on the southerly line, to a line in the rear on which it measures 84.49 feet.

Being the same property conveyed to Gina Body, Fayne Crabtree, and Lana Jo Tomlin, under article III by Will, recorded as docket 10P1513, Filed 10/01/10, Probate Clerk's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Cherry Hills, of record in Book 4175, page 59, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4317, Page 574, Register's Office for Davidson County, Tennessee. Driveway Agreement Easement of record in Book 4607, page 153, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 429 Owendale 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.

Witness our hands this 15th day of March, 2012.

Lana Jo Tomlin

Gina Body

Fayne Crabtree

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gina Body, Fayne Crabtree, and Lana Jo Tomlin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of March, 2012.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public