BILL GARRETT, Davidson County
Trans:T20120049452 DEEDWARR
Recvd: 07/05/12 10:57 2 pgs
Fees:13.00 Taxes:277.50
20120705-0058959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 75,000.00

Bertha M Valdivia
Affiant

Subscribed and sworn to before me, this 2nd day of July, 2012.

Notary Public

My commission expires: 1/24/16

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BERTHA M VALDIVIA	**REGIONS BANK D/B/A**	**14905009200**
4913 BARCLAY SQUARE DR	**2050 PARKWAY OFFICE CIRCLE**	
ANTIOCH, TN 37013	**BIRMINGHAM, AL 35244**	

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 ACKNOWLEDGE, WE,

WAYNE L SMELSER, UNMARRED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BERTHA M VALDIVIA, UNMARRIED

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:

The following described property located in the City of Antioch, in Davidson County, Tennessee, to-wit:

Lot 112, Section One, Terragon Trails Subdivision, as shown on Plat of record in Plat Book 4860, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plat references hereby made for a more complete description.

Said Lot 112, fronts 66.67 feet on the Southwesterly margin of Barclay Square Drive and extends back between parallel lines 120.0 feet to a dead line on the rear.

BEING THE SAME PROPERTY CONVEYED TO WAYNE L SMELSER BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION DATED 10/21/10 AND RECORDED ON 11/08/10 IN INSTRUMENT NO. 20101108-0089434, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY SUBSTITUTE TRUSTEE'S DEED FROM RUBIN LUBLIN SUAREZ SERRANO TN LLC DATED 05/27/10 AND RECORDED ON 06/30/10 IN INSTRUMENT NO. 20100630-0051080, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (__X__) unimproved (____) property known as 4913 BARCLAY SQUARE DR, 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, have a good right to convey it and the same in 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 my/our hand(s) this 2nd day of July, 2012.

WAYNE L SMELSER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WAYNE L SMELSER, the within named Grantors, 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, at office, this 2nd day of July, 2012.

Notary Public

My Commission Expires: 1/26/14

