WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$94,900.00~~.

Affiant

Subscribed and sworn to before me this 21st day of August, 2012

Notary Public
My Commission expires: 3/18/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jose C. Cruz	SWBC Mortgage Corporation	Map 148-03-0
119 Cherokee Hills Drive	213 Overlook Circle Suite A-4	Parcel 070.00
Antioch, TN 37013	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joe Doctora**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jose C. Cruz, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 412, on the Plan of Cherokee Hills Section Four, of record in Plat Book 3500, page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe Doctora, from Federal Home Loan Mortgage Corporation, by deed on April 23, 2012, of record in Instrument Number 20120510-0040646, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 148-03-0-070.00, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3500, page 113, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3805, page 776, Register's Office for Davidson County, Tennessee.

This is improved property known as: **119 Cherokee Hills Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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:T20120063187 DEEDWARR
Recvd: 08/23/12 12:41 2 pgs
Fees:13.00 Taxes:351.13
20120823-0075959

WITNESS our hands this August 21, 2012.

Joe Doctora
By: attorney in fact

Joe Doctora by Paul F. Soper as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Paul F. Soper, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Joe Doctora, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Joe Doctora, the bargainor(s), by the said Paul F. Soper as Attorney-in-Fact.

WITNESS my hand and seal, this 21st day of August, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY