BILL GARRETT, Davidson County
Trans:T20120076924 DEEDWARR
Recvd: 10/10/12 10:52 2 pgs
Fees:13.00 Taxes:668.22
20121010-0092805

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of October, 2012

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Marcos, Esther Morcos and Francis Morcos	SWBC Mortgage Corporation	173040A32700CO
(NAME) 904 Cabernet Trail	(NAME) 5055 Maryland Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Stacie Michelle Burch and Mathew Ward Burch,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alfred Marcos, a married person and Esther Morcos, and husband Francis Morcos,** 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. 298 on the Plan of Oak Highlands, Section Four, a Planned Unit Development, of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Stacie Michelle Burch and Mathew Ward Burch by Warranty Deed from Yazdian Construction Inc., dated December 17, 2004 of record in Instrument No. 20050103-0000216, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 904 Cabernet Trail, 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, has 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 **3rd** day of **October, 2012**

Stacie Michelle Burch

Stacie Michelle Burch

Mathew Ward Burch by Michelle Burch, Burch Attorney in fact

Mathew Ward Burch by Michelle Burch, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Stacie Michelle Burch and Mathew Ward Burch**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **3rd** day of **October, 2012**

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARK B. LEEDOM

Notary Public

My commission expires: 9/8/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michelle Burch, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matthew Ward Burch, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20121010-0092804, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Matthew Ward Burch, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 3rd day of October, 2012.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARK B. LEEDOM

My Commission Expires:

9/8/13