BILL GARRETT, Davidson County
Trans:T20120081273 DEEDWARR
Recvd: 10/25/12 16:15 2 pgs
Fees:13.00 Taxes:151.70
20121025-0098070

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-121000786

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$41,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
24TH DAY of OCTOBER, 2012

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARIA C. JOHNSON ~~1509 DENISE COURT~~ 1007 Baker Rd ~~ANTIOCH, TN 37013~~ Smyrna, TN 37167	SAME	148-07-0-069.00

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,

DELFINA CHAVEZ P, MARRIED

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

MARIA C. JOHNSON, MARRIED

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 in Davidson County, Tennessee, being Lot No. 814 on the Plan of Cherokee Hills, Section 8, as of record in Plat Book 3700, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Delfina Chavez P by Quitclaim Deed from Rodrigo Rodriguez, a single person, dated 9/8/00 and recorded 9/7/12 in Instrument Number 20120907-0081329; and the same property previously conveyed to Rodrigo Rodriguez by Cash Deed for Tennessee from Secretary of Housing and Urban Development dated 9/20/00 and recorded 9/26/00 in Instrument Number 20000926-0095263, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1509 DENISE COURT, 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 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 24TH DAY of OCTOBER, 2012.

Delfina Chavez P

DELFINA CHAVEZ P

STATE OF GEORGIA
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DELFINA CHAVEZ P the bargainor(s) 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 and official seal at Duluth Georgia, this 24TH DAY of OCTOBER, 2012.

My Commission Expires: 06-18-2013

Olivia Saberan
Notary Public