File No. 20120197

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130004027 DEEDWARR
Recvd: 01/15/13 11:06 2 pgs
Fees:13.00 Taxes:499.50
20130115-0004780

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Wilson MS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-2-13
(AFFIX SEAL)

MORGAN SULC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Cisneros	Lending Hand Mortgage	053-15-0-032.00
(NAME)	(NAME)	
693 Kings Way Drive	555 S. Adams Rd.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, MI 48009	
(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, Carlos Reyes, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Taylor Cisneros, *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:

*, married

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of King Court, Section Four, of record in Plat Book 9700, Page 111, amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Carlos Reyes, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated 5/24/12 and recorded 5/29/12 in Instrument No. 20120529-0046004; and being the same property previously conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated 2/10/12 and recorded 2/15/12 in Instrument No. 20120215-0013382, in the Register's Office of Davidson County, Tennessee. The said Wilson & Associates, PLLC having been appointed Successor Trustee by instrument dated 11/30/11 and recorded 12/20/11 in Instrument No. 20111220-0099408, said Register's Office. Being the same property previously conveyed to Gary D. Stinson and wife, Emily L. Stinson, by Warranty Deed from John M. Wood and wife, Cynthia L. Wood, dated 4/4/06 and recorded 4/10/06 in Instrument No. 20060410-0040902, in the Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 9998, Page 169, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements of record, Register's Office, Davidson County, Tennessee.

Wife of Carlos Reyes has never occupied the herein described property as her primary residence.

File No. 20120197

unimproved ☐

This is improved ☒ property, known as 693 Kings Way Drive, Old Hickory, TN 37138

(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 my hand this 11th day of January, 2013.

Carlos Reyes

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlos Reyes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of January, 2013.

Commission expires:

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County