BILL GARRETT, Davidson County
Trans:T20130051263 DEEDWARR
Recvd: 06/18/13 13:51 2 pgs
Fees:13.00 Taxes:517.63
20130618-0062234

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52492
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Luis Monterroso Ochoa	SWBC Mortgage Corporation 9311 San Pedro, Ste 100 San Antonio, TX 78216

TAX MAP-PARCEL NUMBERS: 162-05-0-151.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$139,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, James Mathew Jennings and wife, Susan Rene Jennings, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Luis Monterroso Ochoa hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Hickory Valley Subdivision, Section 2-A, of record in Book 4300, Page 111, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Mathew Jennings and wife, Susan Rene Jennings by deed from Lynn B. Pope and husband, Lee Daniels, dated November 26, 2008, recorded December 2, 2008 in Instrument No. 20081202-0116765, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4300 Page 111, said Register's Office, which Plan shows a 30foot minimum building setback line from Ash Grove Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 X 25 foot utility anchor easement located in the westerly and southeasterly corners of said lot, and an easement for NES purposes across the extreme northwest corner of said lot.

This is improved property, known as: 352 Ash Grove Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2013.

James Mathew Jennings

Susan Rene Jennings

State of TENNESSEE

County of DAVIDSON

On this 10th day of June, 2013 , before me the undersigned authority, personally appeared James Mathew Jennings and Susan Rene Jennings , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Sworn and subscribed before me this the 10th day of May, 2013

Notary Public

My Commission Expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY