WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140005909 DEEDWARR
Recvd: 01/27/14 10:09 3 pgs
Fees:18.00 Taxes:419.95

20140127-0007130

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Karen Heavener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2014.

Tammy D. Mellons
Notary Public

MY COMMISSION EXPIRES: 3-8-16

(AFFIX SEAL)

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Juana Rivera Soledad	SWBC Mortgage Corporation	16202007300
(NAME)	(NAME)	
4012 Keeley Drive	9311 San Pedro # 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Belinda Francine Simpson and Teresa Gale Kenney co-executors of the Estate of Francis J. Burton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Juana Rivera Soledad, an unmarried female**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot No. 113, on the plan of Colewood Acres, Section 2, of record in Plat Book 3700, Page 135, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Francis J. Burton and wife, Selma Jean Burton by Transfer dated from Bill Wheeler Construction Co., Inc., a Tennessee corporation of record in Book 4219, Page 255, Register's Office for Davidson County, Tennessee. The said Selma Jean Burton having predeceased her husband, leaving Francis J. Burton as sole surviving tenant by the entirety. The said Francis J. Burton died testate on 05/26/2012 devising subject property to Belinda Francine Simpson and Teresa Gale Kenney as evidenced by the Last Will and Testament of Francis J. Burton filed in Probate No. 12P891, in the Probate Court Clerk's Office for Davidson County, which authorizes the executors in Article VIII to sell or convey any part of my estate, whether real, personal or mixed (for cash or on credit) at a public or private sale.

This conveyance is subject to any and all existing easements and restrictions of record and all matters as set forth per Plat Book 3700, Page 135, said Register's Office.

Property Taxes for 2014 to be paid by GRANTEE (S).

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4012 Keeley Drive, Antioch, TN 37013

File No.: 01288-18843
SMG TN Warranty Deed

(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 20th day of January, 2014.

Teresa Gale Kenney Co-Executor

Belinda Francine Simpson, Co-Executor

Teresa Gale Kenney, Co- Executor

State of _____
County of _____

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Belinda Francine Simpson with whom I am personally acquainted and who upon her oath acknowledged herself to be the co-executor of The Estate of Francis J. Burton the within named bargainer, and that, she as such co-executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself as such co-executor.

Witness my hand and Official seal this 23rd day of January, 2014.

Notary Public
My Commission Expires:

State of TN
County of WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Teresa Gale Kenney with whom I am personally acquainted and who upon her oath acknowledged herself to be the co-executor of The Estate of Francis J. Burton the within named bargainer, and that, she as such co-executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself as such co-executor.

Witness my hand and Official seal this 23rd day of January, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-18843
SMG TN Warranty Deed

(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 20th day of January, 2014.

Belinda Francine Simpson, Co-Executor

Teresa Gale Kenney, Co- Executor

State of Arizona
County of Maricopa

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Belinda Francine Simpson with whom I am personally acquainted and who upon her oath acknowledged herself to be the co-executor of The Estate of Francis J. Burton the within named bargainer, and that, she as such co-executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself as such co-executor.

Witness my hand and Official seal this 23rd day of January, 2014.

MIRZA KEVRIC
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
February 11, 2014

Notary Public
My Commission Expires: 2/11/14

State of _____
County of _____

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Teresa Gale Kenney with whom I am personally acquainted and who upon her oath acknowledged herself to be the co-executor of The Estate of Francis J. Burton the within named bargainer, and that, she as such co-executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself as such co-executor.

Witness my hand and Official seal this 23rd day of January, 2014.

Notary Public
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122