Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140008433 DEEDWARR
Recvd: 02/05/14 13:48 2 pgs
Fees:13.00 Taxes:592.00
20140205-0010284

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

Subscribed and sworn to before me, this 31st day of January, 2014.

Notary Public
My commission expires: ~~10/24/17~~ 6/15/14 gb

13-1401-132064

Address of New Owner:	Send Tax Bills to:	Tax Information
Jose Dominguez ~~076.00-CO~~ 6616 Shadyview Dr. Antioch TN 37013	New Owner	176-05-0-A- 076.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Valuxsa D. Saeaung, now Scott, and Jeremy Brandon Scott, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jose R. Dominguez, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

(3)

Land in Davidson County, Tennessee, being Lot No. 295, on the Plan of Plan of Hickory Woods Estates, Section C, of record in Book 6900 (erroneously referenced in prior deed as Plat Book 36900), Pages 885, 886, and 887, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Valuxsa D. Saeaung, a single woman by Special Warranty Deed from Wells Fargo Bank, N.A., dated December 10, 2010, recorded December 15, 2010, of record in Instrument No. 20101215-0099528, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6616 Shadyview Dr., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of January, 2014.

Valuxsa Saeaung Scott

Valuxsa Saeaung Scott

Jeremy Brandon Scott

Jeremy Brandon Scott

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Valuxsa Saeaung Scott and Jeremy Brandon Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 31st day of January, 2014.

Tabitha King
State of Tennessee at Large

My Commission expires 10/24/17

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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