THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140015367 DEEDWARR
Recvd: 03/06/14 10:18 2 pgs
Fees:13.00 Taxes:518.00
20140306-0018817

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Maureen G. Davis 703 South 16th Street Nashville, Tennessee 37206	SWBC Mortgage Corporation 9311 San Pedro Avenue, #100 San Antonio, TX 78257	094 01 0 447.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOSE SANTIAGO and wife, SHELLYMAR RODRIGUEZ-ROSARIO**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **MAUREEN G. DAVIS**, unmarried hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 159, Shelby Village No. 3, of record in Book 2083, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jose Santiago, unmarried, by Warranty Deed from James. W. Newman and wife, Jo Carolyn Newman, of record at Instrument No. 20070521-0060294, Davidson County Register of Deeds.

Shellymar Rodriguez-Rosario joins here to convey any interest she may have by way of marriage to Jose Santiago.

This is improved property known as **703 South 16th Street, Nashville, Tennessee 37206 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **28th** day of **February, 2014**:

Jose Santiago, by Micah Phillips, Attorney in Fact
Jose Santiago, by
Micah Phillips, Attorney in Fact

Shellymar Rodriguez-Rosario, by Micah Phillips, Attorney in Fact
Shellymar Rodriguez-Rosario, by
Micah Phillips, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 28th day of February, 2014, before me personally appeared **Micah Phillips**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jose Santiago**, and who acknowledged that he executed the same as the free act and deed of **Jose Santiago**. Witness my hand and official seal, this the 28 day of **February, 2014**.

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 28th day of February, 2014, before me personally appeared **Micah Phillips**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Shellymar Rodriguez-Rosario**, and who acknowledged that he executed the same as the free act and deed of **Shellymar Rodriguez-Rosario** . Witness my hand and official seal, this the 28 day of **February, 2014**:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $. 140,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2014:

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.