BILL GARRETT, Davidson County
Trans:T20140039238 DEEDWARR
Recvd: 06/04/14 13:06 2 pgs
Fees:13.00 Taxes:479.15

20140604-0048436

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of May, 2014, by and between Tonie Do, unmarried, party of the first part, and Francisco Jose Domingues Jr, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Unit 216 (erroneously referred to as Lot 216 in prior Deed) on the Plan of Horizontal Property Regime, Private Element Plat, Phase Two on the Plan of Nashboro Village-Tract 18, as shown by plat appearing of record in Book 9700, Page 968 as amended ni Instrument Number 20010423-0039877, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being all or part of the same property conveyed to Tonie Do by virtue of that certain CASH Deed dated October 15, 2012, at Instrument No. 20121017-0095153 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tonie Do

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tonie Do, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of May, 2014.

Notary Public

My Commission Expires: 12-13-2017

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY S. J. BEAUBOUEF

Property Owner & Address:	Francisco Jose Domingues Jr 173 Nashboro Greens Nashville, TN 37217
Tax Parcel No	135110C05900CO
Property Address:	173 Nashboro Greens Nashville, TN 37217
MAIL TAX BILLS TO:	SWBC Mortgage 9311 San Pedro Ave, Ste 100 **San Antonio, TX 78216**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $129,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of May, 2014.

Notary Public

My Commission Expires: 6-13-2017

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
S. J. BEAUBOUEF