WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140042274 DEEDWARR
Recvd: 06/16/14 10:04 2 pgs
Fees:13.00 Taxes:390.35
20140616-0052132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,500.00**

Melissa Heavener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2014.

Tammy D Mellons
Notary Public

MY COMMISSION EXPIRES: 3/8/16
(AFFIX SEAL)

TAMMY D MELLONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oriabel Viveros Mercado	SWBC Mortgage Corporation	**163-2-A**
(NAME)	(NAME)	
4908 Ellen Way	9311 San Pedro Ave., Suite 100	
(ADDRESS)	(ADDRESS)	**27.00**
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lisa Marie Baranoski and husband, Timothy Joseph Baranoski** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oriabel Viveros Mercado,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 188, Hickory Highland Place, Section 3, Phase 1A of record in Instrument No. 20031014-0151914, Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lisa Marie Baranoski and husband, Timothy Joseph Baranoski by Warranty Deed from Jerry Butler Builders, LLC, dated April 27, 2006, recorded May 5, 2006, of record in Instrument No. 20060505-0052789, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20031014-0151914, said Register's Office and (c) Restrictive covenants contained in Instrument No. 20040109-0003658, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **4908 Ellen Way, Antioch, TN 37013**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 11th day of June, 2014.

Lisa Marie Baranoski by Barry Owen attorney in fact

Lisa Marie Baranoski
By: Barry Owen, Attorney in Fact

Timothy Joseph Baranoski by Barry Owen attorney in fact

Timothy Joseph Baranoski
By: Barry Owen, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2014, before me personally appeared **Barry Owen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Lisa Marie Baranoski and Timothy Joseph Baranoski**, and acknowledged that he executed the same as the free act and deed on behalf of **Lisa Marie Baranoski and Timothy Joseph Baranoski**.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 2014.

Commission expires: 5-2-2016

Angela K. Robertson

Notary Public