BILL GARRETT, Davidson County
Trans:T20140042780 DEEDWARR
Recvd: 06/17/14 12:47 2 pgs
Fees:13.00 Taxes:395.90
20140617-0052735

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 13th day of June, 2014, by and between WJ Investments, LLC, , party of the first part, and Eduardo Farfan, an Unmarried Man, 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:

Land in Davidson County, Tennessee, being all of Lot 19, on the Plan of Lori Heights, as shown by plat appearing of record in Plat Book 3106, Page 123, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being all or part of the same property conveyed to WJ Invetments, LLC by virtue of that certain Quit Claim Deed dated October 10, 2011, at Instrument No. 20111014-0080209 in the amount of $1.00 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.

WJ Investments, LLC, a Tennessee limited liability company

By: _____
James T Shelpman, Chief Manager

By: _____
David W Wingfield, Secretary

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared David W. Wingfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of WJ Investments, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said David W. Wingfield as Chief Manager.

Witness my hand, at office, this 13th day of June, 2014.

_____
Notary Public
My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared James T. Shelpman, with whom I am personally acquainted (or proved to me on the basis of satisfactory
evidence) and who upon his oath acknowledged himself to be the Secretary of WJ Investments, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James T. Shelpman as Secretary.

Witness my hand, at office, this 13th day of June, 2014.

Notary Public
My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Property Owner & Address: Eduardo Farfan

Tax Parcel No 14812000700

Property Address: 913 Richards Road
Antioch, TN 37013

MAIL TAX BILLS TO: SWBC Mortgage Corporation
9311 San Pedro Ave., Suite 100
San Antonio, TX 78216

Firm File #: 20140525

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 $107,000.00 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 13th day of June, 2014.

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027