BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140047153 DEEDWARR
Recvd: 07/02/14 10:36 2 pgs
Fees:13.00 Taxes:370.00
20140702-0058141

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Grace Williams
Affiant

Subscribed and sworn to before me, this 30th day of June, 2014.

Notary Public

My commission expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

**THIS INSTRUMENT PREPARED BY**
**Solomon \ Parks Title & Escrow, LLC**
**Keith H. Solomon, Attorney**
**1535 West Northfield Blvd., Suite 16**
**Murfreesboro, TN 37129**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Oracio Torres and Matilde Villamar Morales** | **SWBC Mortgage Corporation** | **150-11-0-187.00** |
| **3253 Towne Village Road** | **5055 Maryland Way** | |
| **Antioch, TN 37013** | **Brentwood, TN 37027** | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Stephanie D. Busch, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Oracio Torres and Matilde Villamar Morales, husband and wife**

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. 306 on the Final P.U.D Plan of Section Four-A, Towne Village of The Country, of record in Plat Book 6250, Pages 20 and 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie D. Busch, an unmarried woman by Special Warranty deed from Federal National Mortgage Association a/k/a Fannie Mae, of record in Instrument No. 20080820-0085487, Register's Office for Davidson County, Tennessee, dated August 01, 2008 and recorded on August 20, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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.

Subject to all matters shown on the Plan of record in Plat Book 6250, Pages 20 and 21; Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6304, page 985;Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5644, Page 667; Book 5866, Page 45; Book 6631, Page 112; Book 6947, Page 297 and Book 6947, Page 288, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 3253 Towne Village Road Antioch, TN 37013.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 800
NASHVILLE, TN 37215

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 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 my hand this 30th day of June, 2014.

Stephanie D. Busch

STATE OF Tennessee

COUNTY OF Rutherford

I, Rebecca Dohoda, a Notary Public of the County and State first above written, do hereby certify that Stephanie D. Busch personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of June, 2014.

Notary Public

My Commission Expires: 5/23/16

(SEAL)




File #: **214816**
**RECORD & RETURN TO:**
**Solomon \ Parks Title & Escrow, LLC**
**1535 West Northfield Blvd. Suite 16**
**Murfreesboro, TN 37129**