BILL GARRETT, Davidson County
Trans:T20140047671 DEEDWARR
Recvd: 07/03/14 11:47 2 pgs
Fees:13.00 Taxes:395.90
20140703-0058857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 107,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MELVIN O VILLALOBOS	**SWBC MORTGAGE CORPORATION**	**14905002600**
4892 BARCLAY SQUARE DR	**9311 SAN PEDRO AVENUE, STE 100**	
ANTIOCH, TN 37013	**SAN ANTONIO, TX 78216**	

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,

WILLIAM JOSEPH CRAIG, A MARRIED MAN

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

MELVIN O VILLALOBOS, AN UNMARRIED PERSON

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. 142 on the Plan of Barclay Square Section 3, of record in Book 4675, page 154, amended in Book 4995, page 682, said Register's Office.

Beginning on the northeasterly margin on Barclay Square Drive common corner of Lots 143 and 142; thence running with said margin 64.67 feet to the beginning of a curve, thence around said curve in a northeasterly direction 39.27 feet to a point in the southeasterly margin of Volunteer Drive; thence running with said margin 122.24 feet to a point; thence running in an easterly direction 72.38 feet to a point; thence running in a southerly direction 146.38 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH CRAIG, QUITCLAIM DEED FROM THE WILL OF MINNA E. H. EVANS, WILLIAM JOSEPH CRAIG, EXECUTOR, DATED 11/06/2009 AND RECORDED ON 11/06/2009 IN INSTRUMENT NUMBER 20091106-0102976, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $0.00.GLORIA J. CRAIG HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 4892 BARCLAY SQUARE DR, ANTIOCH, TN 37013.

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 in 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/our hand(s) this 27th day of June, 2014.

WILLIAM JOSEPH CRAIG

GLORIA J. CRAIG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM JOSEPH CRAIG AND GLORIA J. CRAIG , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2014.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015