RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

WARRANTY DEED

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

LOPEZ-H14106

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF June, 2014.

(Affix Seal) Notary Public

My Commission Expires: 4/2015

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mauricio Lopez , a married man	Bank of America NA	053.16-0-300.00
1016 Donoho Drive	4909 Savarese Circle	
Old Hickory, TN 37138	Tampa, FL 33634	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, AMANDA ROSS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MAURICIO LOPEZ , A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 44 on the Plan of Jackson's Landing Estates, Section II, of record in Plat Book 8250, Page 975, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Brandon D. Johnson and wife, Amanda D. Johnson by deed from Joshua A. Smith and wife, Melissa M. Smith of record at Book 200408300104215, recorded on 08/30/2004, Register's Office for Davidson County, Tennessee.

Further conveyed to Amanda Ross by Quitclaim Deed of record in Inst# 20140709.0060295 recorded 7.9.14, Register's Office for Davidson County, Tennessee.

Amanda D. Johnson k/n/a Amanda Ross. Jeremy Ross joins in this conveyance conveying any and all marital rights.

( ) unimproved
This is (X) improved property known as 1016 Donoho Drive, Old Hickory, Tennessee 37138 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 30th day of June, 2014:

Amanda Ross

Jeremy Ross

BILL GARRETT, Davidson County
Trans:T20140048827 DEEDWARR
Recvd: 07/09/14 09:54 1 pgs
Fees:13.00 Taxes:465.83
20140709-0060296

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named AMANDA ROSS and JEREMY ROSS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 30th day of June, 2014.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015