THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31886-07-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $116,900.00. Melissa Heavener Affiant Subscribed and sworn to before me this 28th day of July, 2014. Tammy D Mellons Notary Public My Commission Expires: 3-8-16

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Gerardo Campoy 565 Janice Drive Antioch, TN 37013	**Send Tax Bills To:** SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	**Tax Information:** Map and Parcel No.: 162 110 00300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elisa M. Graban and husband, Bryan W. Graban,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerardo Campoy, a married man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 565 Janice Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140055214 DEEDWARR
Recvd: 07/30/14 11:37 3 pgs
Fees:18.00 Taxes:432.53
20140730-0067887

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of July, 2014.

Elisa M. Graban

Bryan W. Graban

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elisa M. Graban and Bryan W. Graban,** 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, at office, this 28th day of July, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Whittemore Valley, Section Three, of record in Book 6250, page 550, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Elisa M. Graban and husband, Bryan W. Graban, by deed dated September 28, 2007, from Ariosto Jorge and wife, Daisy F. Jorge, of record in Instrument No. 20071002-0117472, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 162 110 00300.
2. Declaration of Covenants, Conditions and Restrictions for Whittemore Valley of record in Book 6243, page 80, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 6250, page 550, Register's Office for Davidson County, Tennessee.