BILL GARRETT, Davidson County
Trans:T20140057550 DEEDWARR
Recvd: 08/06/14 15:06 2 pgs
Fees:13.00 Taxes:880.60
20140806-0070879

This instrument was prepared by:
DLO Title, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2014060008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $238,000.00

Sworn to and subscribed before me this 30th day of July, 2014.

Affiant

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
John P. Chaffin	SWBC Mortgage Corporation	126-15-0A-123.0
7953 Boone Trace	9311 San Pedro Ave. Suite 100	
Nashville, TN 37221	San Antonio, TX 782116	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Molly Wagenblast Santiago and husband, Josh Santiago,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John P. Chaffin, an unmarried man,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 262 on the Plan of Section Two, Boone Trace at Biltmore of record in Book 9700, Pages 316 and 317, and corrected in Book 10995, Page 618, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Molly Wagenblast by deed from Mary Ann Claxton, Executor of the Last Will and Testament of Ellen Jones, with full power to sell, lease, encumber and otherwise convey of record in Instrument No. 20110113-0003607, Register's Office for Davidson County, Tennessee, dated January 11, 2011 and recorded on January 13, 2011. Molly Wagenblast is now married to Josh Santiago, and is one and the same person as Molly Wagenblast Santiago.

This is improved property known as **7953 Boone Trace, Nashville, TN 37221.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this30th day of July, 2014.

Molly Wagenblast Santiago by Josh Santiago as Attorney in Fact

Molly Wagenblast Santiago, by Josh Santiago, as Attorney In Fact

Josh Santiago

State of Tennessee
County of Williamson

On this 30th day of July, 2014, before me personally appeared Josh Santiago, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Molly Wagenblast Santiago, and acknowledged that he executed the same as the free act and deed of Molly Wagenblast Santiago.

Witness my hand, at office, on this 30th day of July, 2014.

Notary Public

My Commission Expires: _____

(SEAL)

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2015

State of Tennessee
County of Williamson

On this 30th day of July, 2014, before me personally appeared Josh Santiago, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, on this 30th day of July, 2014.

Notary Public

My Commission Expires: _____

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2015