BILL GARRETT, Davidson County
Trans:T20140073004 DEEDWARR
Recvd: 09/29/14 14:26 2 pgs
Fees:13.00 Taxes:666.93
20140929-0089572

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,250.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2014.

Notary Public

My commission expires: 11/2/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Israel Cansino	SWBC Mortgage Corporation	**Map\Parcel: 163-02-0-003.00**
4100 Highlander Court	9311 San Pedro, Suite 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, I/WE,

Peggy L. Edwards, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Israel Cansino , married

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 50, Hickory Highlands Place, Phase 1, according to the plan of record in Plat Book 9700, Page 189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Louis C. Edwards and wife, Peggy L. Edwards by Warranty Deed from Jack Williams Construction Co., Inc., of record in Book 10710, Page 247, dated November 28, 1997, Register's Office for Davidson County, Tennessee. Louis C. Edwards having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 189, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11306, Page 572 and amended in Book 11667, Page 310, Book 10421, Page 239, Book 11103, Page 990 and Instrument No. 20020528-0064349, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance for Water Mains of record in Book 10868, Page 886, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance for Sewer of record in Book 10868, Page 923, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4100 Highlander Court, 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 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 except as 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 26th day of September, 2014.

Peggy L. Edwards By: Tammi L. Edwards, Attorney in Fact
Peggy L. Edwards
By: Tammi L. Edwards, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tammi L. Edwards,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Peggy L. Edwards for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Peggy L. Edwards, and is authorized by Peggy L. Edwards to execute this instrument on his/her behalf.

Witness my hand, at office, this 26th day of September, 2014.

My Commission Expires: RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMMISSION EXPIRES JUNE 25, 2017

Notary Public

File #: **140430JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027