BILL GARRETT, Davidson County
Trans:T20140075245 DEEDWARR
Recvd: 10/06/14 10:51 2 pgs
Fees:13.00 Taxes:456.95
20141006-0092262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$125,000.00~~ $123,500.00

Affiant

Subscribed and sworn to before me, this 2ND DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julio A. Vazquez Sanchez and Briceida Escobar, husband and wife	SunWest Mortgage Company, Inc. (NAME)	04107010400
3816 Marydale Drive (ADDRESS)	18000 Studebaker Road, Ste. 200 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Cerritos, CA 90703 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ruth N. Slate aka Ola Ruth Slate, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Julio A. Vazquez Sanchez and Briceida Escobar, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 2 ON THE RESUBDIVISION OF LOT 4 BELL VALLEY OF RECORD IN PLAT BOOK 6200, PAGE 408, 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 RUTH N. SLATE BY QUITCLAIM DEED FROM ROBERT W. SLATE AND WIFE, RUTH N. SLATE OF RECORD IN INSTRUMENT NO. 20001102-0108796, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

RUTH N. SLATE AND OLA RUTH SLATE BEING ONE AND THE SAME PERSON.

ROBERT W. SLATE, II AND BOBBIE RUTH SLATE WILLIAMS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF RUTH N. SLATE AKA OLA RUTH SLATE, PURSUANT TO DURABLE GENERAL POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20130905-0093941, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3816 Marydale Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 2nd day of October, 2014.

WARRANTY DEED
(Continued)

Ruth N. Slate aka Ola Ruth Slate
Ruth N. Slate aka Ola Ruth Slate

By: Robert W. Slate II aka Ola Ruth Slate
Robert W. Slate, II, Attorney-in-
Fact

Ruth N. Slate aka Ola Ruth Slate
Ruth N. Slate aka Ola Ruth Slate

By: Bobbie Ruth Slate Williams Attorney-in-
Bobbie Ruth Slate Williams, Attorney-in- fact
Fact

State of Tennessee
County of Davidson

On this 2nd day of October, 2014, before me personally appeared Robert W. Slate and Bobbie Ruth Slate Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of Ruth N. Slate aka Ola Ruth Slate and acknowledged that such persons executed the same as the free act and deed of Ruth N. Slate aka Ola Ruth Slate.

Witness my hand and official seal, at office, on this the 2nd day of October, 2014.

Notary Public

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 3-27-18

RETURN TO:
Smith.Sholar.Milliken. PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072