WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140077696 DEEDWARR
Recvd: 10/15/14 11:53 2 pgs
Fees:13.00 Taxes:462.13
20141015-0095235

R-VRES-14-3909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00.

Melissa Heavener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2014.

Tammy D Mellons
Notary Public

MY COMMISSION EXPIRES: 3-8-16
(AFFIX SEAL)

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Juan Leon and Karina Leon	SWBC MortgageCorp.	
(NAME)	(NAME)	**41-15-27.00**
3909 Stilton Drive	9311 San Pedro Ave. Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MINTA FAYE CANTRELL AND FRED C. CANTRELL, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUAN LEON AND KARINA LEON, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot 397, PLAN OF BELLSHIRE ESTATES, SECTION A, as shown on plat of record in Plat Book 2331, Pages 115 and 116, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Aaron Adams, Trustee to Minta Faye Cantrell and husband, Fred C. Cantrell as recorded on the 5th day of March, 1999 in Deed Book 11369, Page 795 and Warranty Deed from Clyde Davenport and wife, Margaret Davenport to Minta Faye Cantrell as recorded on the 30th day of January, 1987 in Deed Book 7122, Page 408, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLSHIRE ESTATES, SECTION A, as recorded in Plat Book 2331, Page(s) 115 and 116, said Register's Office.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2542, Page 415, said Register's Office.
- Easement for Gas Line, recorded in Book 2492, Page 193, said Register's Office.
- Easement for Sanitary Sewer, Storm Drainage and Water Mains, recorded in Book 6232, Page 942, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3909 Stilton Drive, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF OCTOBER, 2014.

Minta Faye Cantrell

Fred C. Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MINTA FAYE CANTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED C. CANTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
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Nashville, TN 37212