WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Ernesto Villalobos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2014

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ernesto Villalobos	SWBC Mortgage Corporation	Parcel ID:
4272 Samoa Drive	213 Overlook Cir., Ste. A-4	07506005500
Hermitage, TN 37076	Brentwood, TN 37027	

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 acknowledged, we

Shawn Temple and wife, Rebecca Temple

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ernesto Villalobos

hereinafter called the GRANTEES, their heirs 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 301, Hermitage Estates, Section II, of record in Plat Book 3700, Page 23, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Shawn Temple and wife, Rebecca Temple, by deed from James Michael Rooley, Jr., married, of record in Instrument 20060130-0011210, Register's Office for said County, dated January 25, 2006.

This conveyance is subject to Restrictive Covenants of record in Book 3924, Page 25 and Book 3952, Page 881, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 23, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4272 Samoa Drive, Hermitage, TN 37076

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 our hands this 29th day of October, 2014.

Shawn Temple
Shawn Temple

Rebecca Temple
Rebecca Temple

BILL GARRETT, Davidson County
Trans:T20140082114 DEEDWARR
Recvd: 10/31/14 09:53 2 pgs
Fees:13.00 Taxes:492.10
20141031-0100464

STATE OF FLORIDA
COUNTY OF Escambia

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

Witness my hand and official seal this 28 day of October, 2014.

My Commission Expires: 04/11/15

Notary Public

AMANDA A FOREHAND
Notary Public - State of Florida
My Comm. Expires Apr 11, 2015
Commission # EE 69493
Bonded Through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Escambia

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

Witness my hand and official seal this 28 day of October, 2014.

My Commission Expires: 04/11/15

Notary Public

AMANDA A FOREHAND
Notary Public - State of Florida
My Comm. Expires Apr 11, 2015
Commission # EE 69493
Bonded Through National Notary Assn.