THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1470

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jose Daniel Abundes Ortega 143 Colemont Ct Antioch, TN 37013	Freedom Mortgage Corp., 907 Pleasant Valley Ave., Ste 3 Mt. Laurel, NJ 08054	14814032700

BILL GARRETT, Davidson County
Trans:T20140084723 DEEDWARR
Recvd: 11/10/14 10:01 2 pgs
Fees:13.00 Taxes:499.13
20141110-0103462

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $134,900.00

Affiant

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

Subscribed and sworn to before me, this the 7th day of November, 2014.

Notary Public

My Commission Expires: 5/3/2016
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Shannon W. Smith and wife, Kathryn L. Smith, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jose Daniel Abundes Ortega and Elena E. Herrera Lopez, Husband and Wife** ("Grantee"), and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 5, PLAN OF MAPLE VALLEY SUBDIVISION, SECTION ONE, as shown on plat of record in Plat Book 6200, Page 477, 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 to Shannon W. Smith and wife, Kathryn L. Smith by Warranty Deed from Wayne M. Jenkins a/k/a Wayne A. Jenkins and wife, Elisa J. Jenkins, recorded on the 21st day of November, 2002 in Instrument No. 20021121-0144716, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **143 Colemont Ct, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **7th** day of **November, 2014.**

GRANTOR(S)

Shannon W. Smith

Kathryn L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Shannon W. Smith and Kathryn L. Smith** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **7th** day of **November, 2014.**

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Notary Public
My Commission Expires:

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066