BILL GARRETT, Davidson County
Trans:T20140090238 DEEDWARR
Recvd: 12/02/14 13:38 2 pgs
Fees:13.00 Taxes:536.50
20141202-0110472

This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of November, 2014 by and between Gustavo L Vasquez and Victoria Lopez, husband and wife, party of the first part, and Lawanda M Crowley and Cora M Alston, [redacted] party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Greer Meadows at Cedar Creek, Section 3, Phase 1, of record in Instrument Number 20010920-0101748, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all or part of the same property conveyed to Gustavo L. Vasquez by virtue of that certain Warranty Deed dated August 28, 2006, at Instrument No. 20060831-0107774 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Gustavo L Vasquez

Victoria Lopez by Gustavo Vasquez
Attorney in Fact

Victoria Lopez , by Gustavo L Vasquez
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Gustavo L Vasquez, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of November, 2014.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

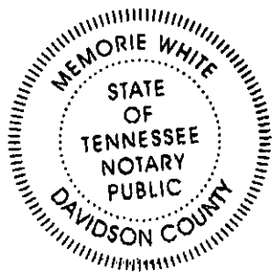
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of November, 2014, before me personally appeared Gustavo L Vasquez, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Victoria Lopez and acknowledged that he executed the same as the free act and deed of the said Victoria Lopez.

WITNESS my hand and official seal at office this 26th day of November, 2014.

Memorie White
Notary Public

My Commission Expires: 7.3.17



Property Owner & Address: Lawanda M Crowley and Cora M Alston

Tax Parcel No 075120A10800CO

Property Address: 436 Scotts Creek Trail
Hermitage, TN 37076

MAIL TAX
BILLS TO: SWBC Mortgage Corporation
9311 San Pedro Avenue, Suite 100
San Antonio, TX 78216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $145,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this ~~26th~~ 1st day of ~~November~~ December, 2014.

Notary Public

My Commission Expires: 10/18/2016

