Davidson County DEEDWARR Recvd: 01/13/15 10:02 3 pgs Fees:18.00 Taxes:440.30 **20150113-0003459**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00 Affiant Subscribed and sworn to before me, this 9th DAY OF January, 2015. Notary Public MY COMMISSION EXPIRES: 1-2-18 (AFFIX SEAL)

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-02-2018

ZR14-3779

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Lbarra Torres	SWBC mortgage Corp.	
3779 Turley Drive	(NAME) 9311 San Pedro Avenue	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, Tx 78254	148-05-0-033.00
(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, we BARBARA SAYER, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF ELA MAE GLENN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OSCAR Ibarra Torres and Rosa Valadez *, 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:

* husband and wife

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Hillbrook, Section 3, of record in Plat Book 3300, Page 84, as amended in Book 3881, page 544, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ela Mae Glenn by Warranty Deed from John D. Watkins, an unmarried widower, of record in Book 5355, Page 771, Register's Office for Davidson County, Tennessee, dated October 24, 1978, and recorded on October 26, 1978. The said Ela Mae Glenn having since died, and by her Last Will and Testament filed in Will Book 198, page 27, in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), devised her interest in the subject property to her niece, Barbara Sayer.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 3300, page 84, as amended in Book 3881, page 544, Book 3460, Page 295, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3779 Turley Drive, Nashville, Tennessee 37211
(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 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 9th day of January, 2015.

Barbara B. Sayer
Barbara Sayer, devisee under the Last Will and Testament of Ela Mae Glenn

STATE OF Tennessee
COUNTY OF Davidson

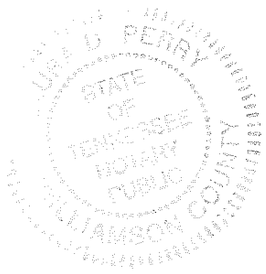
On this the 9th day of January, 2015, before me personally appeared Barbara Sayer, devisee under the Last Will and Testament of Ela Mae Glenn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of January, 2015.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).