Davidson County DEEDWARR
Recvd: 01/16/15 14:37 5 pgs
Fees:28.00 Taxes:466.20
20150116-0004961

Commitment Number: 114317744
Seller's Loan Number: n/a

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108
28767861

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
LUIS F. SAENZ and **IRENE L. SAENZ**, 421 HAMPSTEAD S, ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149 01 0B 089.00

GENERAL WARRANTY DEED

JORGE SAENZ, unmarried, whose mailing address is **111 OLD HICKORY BLVD, NASHVILLE, TN 37223**, hereinafter grantor, for $126,000.00 (One Hundred Twenty Six Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **LUIS F. SAENZ** and **IRENE L. SAENZ**, hereinafter grantees, whose tax mailing address is **421 HAMPSTEAD S, ANTIOCH, TN 37013**, the following real property:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 250, FINAL PUD PLAN, PLANNED UNIT DEVELOPMENT, PHASE III, PICCADILLY SQUARE, AS OF RECORD IN BOOK 6250, PAGES 892 AND 893, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

TAX ID 149 01 0B 089.00
Property Address is: 421 HAMPSTEAD S, ANTIOCH, TN 37013

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **200412280152912**
Executed by the undersigned on December 16, 2014:

Jorge Saenz

JORGE SAENZ

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 16, 2014 by **JORGE SAENZ** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public exp. 3/21/17

ANDREA A. SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Maximum principal indebtedness for Tennessee recording tax purposes is $126,000.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 126,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 16th day of December, 2014.

ANDREA A. SHEPHERD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

(Seal)

Affiant

Jorge Saenz
Print Name

Notary Public

My commission expires:
3/21/17

Andrea A. Shepherd
Print Name

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 250, FINAL PUD PLAN, PLANNED UNIT DEVELOPMENT, PHASE III, PICCADILLY SQUARE, AS OF RECORD IN BOOK 6250, PAGES 892 AND 893, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

TAX ID 149 01 0B 089.00

COMMONLY KNOWN AS 421 HAMPSTEAD S, ANTIOCH, TN 37013

BEING THE SAME PROPERTY AS CONVEYED TO JORGE SAENZ BY FEE SIMPLE DEED FROM BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS SERIES 00-01 TO JORGE SAENZ AS SET FORTH IN DOC # 200412280152912 DATED 12/14/2004 AND RECORDED 12/23/2004, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Terri Baker, do hereby make oath that I am a licensed 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 Pennsylvania

County of Beaver

Personally appeared before me, *Lissette Anne Moree [Name of Notary], a notary public for this county and state, *[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Terri Baker

Notary's Signature

My Commission Expires: 5/4/2018

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES