# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/15 09:58 3 pgs
Fees:18.00 Taxes:610.13
**20150130-0008883**

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GAIL HUDSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 01-23-2016

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Roberto Ramos Torres | SWBC MORTGAGE CORPORATION | 042-03-0-023-00 |
| (NAME) | (NAME) | |
| 918 Woods Lake Drive | 9311 SAN PEDRO #100 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | SAN ANTONIO, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William Philip Vincion and Christopher D. Vincion**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Roberto Ramos Torres, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in located in Davidson County, Tennessee, being Lot No. 25 on the Plan of Primrose Acres, of record in Book 2663, Page 107, Register's Office for said County.

Being the same property conveyed to Lorenco Don Vincion and wife, Martha Cartwright Vincion by Warranty Deed from Donald Ewing Rainey and Wife, Barbara Evans Rainey, dated 1/17/1961, of recorded in Record Book 3178, Page 235, in the Register's Office for Davidson County, Tennessee.

Martha Cartwright Vincion predeceased Lorenco Don Vincion on 6/30/1997. The said Lorenco Don Vincion a/k/a Lorenzo Don Vincion died testate on 1/11/ 2013, devising subject property to William Philip Vincion and Christopher D. Vincion, as evidenced in File No. 13P-649, Probate Court Clerk's Office for Davidson County, Tennessee.

All matters shown on the plat of recorded in Plat Book 2663, Page 107, Davidson County, in the state of Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 918 Woods Lake Drive, Madison, TN 37115

(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/or 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/or 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 hand this 28th day of January, 2015.

ESTATE OF LORENZO D VINCION

William Philip Vincion

Christopher D. Vincion by William Philip Vincion HIS ATTY IN FACT

Christopher D. Vincion by William Philip Vincion his atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Philip Vincion, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of January, 2015.

Notary Public
My Commission Expires: 8.14.17

State of Tennessee
County of Wilson

On this 28TH day of January, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared William Philip Vincion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Christopher D. Vincion, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8.14.17

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**

Certificate of Authenticity

I, Gail Hudson, 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.

Gail Hudson

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18.