*****STATE TAX STAMPS HAVE BEEN PAID BY INSTRUMENT NO.

20150130-0008883

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 01/30/15 10:00 2 pgs
Fees:12.00 Taxes:0.00
20150130-0008884

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of January, 2015, by and between The Estate of Lorenzo D Vincion, Davidson County Probate, Docket Number 13P-649, by William Phillip Vincion, Executor, party of the first part, and Roberto Ramos Torres, an unmarried man, 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. 25 on the Plan of Primrose Acres, of record in Book 2663, Page 107, Register's Office for said County.

Said Lot No. 25 fronts 90 feet on the southerly side of Woods Lake Drive and extends back 174.1 feet on the easterly line and 188.3 feet on the westerly line to a dead line measuring 108 feet thereon.

Being all or part of the same property conveyed to Lorenco Don Vincion and Martha Cartwright Vincion by virtue of that certain Warranty Deed dated January 17, 1961, at Book 3178, Page 235 in the Register's Office of Davidson County, Tennessee. Martha Cartwright Vincion predeceased Lorenco Don Vincion on 06/30/1997. 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.

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), his heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

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.

William Phillip Vincion EXECUTOR
Estate of Lorenzo D Vincion, Davidson County Probate, Docket Number 13P-649
by William Phillip Vincion, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, William Phillip Vincion, Executor, 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 28th day of January, 2015.

Gail Hudson
Notary Public

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

My Commission Expires: _____

Property Owner & Address: Roberto Ramos Torres

918 Woods Lake Dr.
Madison, TN 37115

Tax Parcel No 04203002300

Property Address: 918 Woods Lake Dr
Madison, TN 37115

MAIL TAX BILLS TO: SWBC Mortgage Corporation

9311 San Pedro #100
San Antonio, TX 78216

Firm File #: 20150103

STATE OF
COUNTY OF

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 $164,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ashlee D. Page
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of January, 2015.

Gail Hudson
Notary Public

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

My Commission Expires:_____

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