Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $96,500.00

Affiant

Subscribed and sworn to before me, this 4th day of February, 2015

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Ivan Burly	~~New Owner~~ SWBC Mortgage Corp. 9611 San Pedro Ave. Suite 1 San Antonio, TX 78216	08713000800
4444 Gina Brooke Drive		
Hermitage, TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Basilio S. Cabrera Lillian Cabrera, husband and wife, and Selene Jose and Jonathan Jose, wife and husband,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ivan Burly,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 164, Gina Hill, as shown on plat of record in Plat Book 5800, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Basilio S. Cabrera and Lillian Cabrera, husband and wife and Selene Jose and Jonathan Jose, wife and husband, by Warranty Deed from Anthony D. Josue and Cari L. Josue, husband and wife, recorded on December 20, 2006 in Instrument Number 20061220-0156702, Register's Office for Davidson County, Tennessee.

This property is improved property known as **4444 Gina Brooke Drive, Hermitage, TN, 37076**

This conveyance is subject to the following: (1) Restrictive Covenants of record in Book 5903, Page 672, Register's Office for Davidson County, Tennessee; (2) all matters appearing of record in Plat Map Book 5800, Page 75, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150010207 DEEDWARR
Recvd: 02/10/15 09:18 2 pgs
Fees:13.00 Taxes:357.05
20150210-0012117

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 4th day of February, 2015.

Basilio S. Cabrera

Selene Jose

Lillian Cabrera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Basilio S. Cabrera and Lillian Cabrera, and Selene Jose** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 4th day of February, 2015.

Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WITNESS my hand this the 4th day of February, 2015.

Jonathan Jose, by Triston Jacobs, his Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On February 4, 2015, before me personally appeared, Triston Jacobs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jonathan Jose, and who acknowledged that he executed the same as the free act and deed of Jonathan Jose.

Witness my hand, at office, this 4th day of February, 2015.

Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON