WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 9TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/24/17

(AFFIX SEAL)

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafael Guevara and Blanca Guevara, husband and wife	Volunteer State Bank	01808002500
	(NAME)	
227 Swift Drive	101 Hwy 52 W	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Portland, TN 37148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael S. Verbocy and wife, Kathleen A. Verbocy, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rafael Guevara and Blanca Guevara, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 4 AND 5 ON THE PLAN OF CONNELL ESTATES, SECTION 2, OF RECORD IN PLAT BOOK 2900, PAGE 130, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL S. VERBOCY AND WIFE, KATHLEEN A. VERBOCY BY DEED FROM TREY CAIN, TRUSTEE OF THE 227 SWIFT DRIVE REVOCABLE TRUST OF RECORD IN INSTRUMENT NO. 20121219-0116981, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

KATHLEEN A. VERBOCY EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MICHAEL S. VERBOCY, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20150320-0024263, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 227 Swift Drive aka 227 Swift Road, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 March, 2015.

BILL GARRETT, Davidson County
Trans: T20150020559 DEEDWARR
Recvd: 03/20/15 13:40 2 pgs
Fees: 13.00 Taxes: 758.50
20150320-0024264

WARRANTY DEED
(Continued)

Michael S. Verbocy by Kathleen A. Verbocy, his attorney in fact
Michael S. Verbocy by Kathleen A. Verbocy,
his attorney-in-fact

Kathleen A. Verbocy
Kathleen A. Verbocy

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen A. Verbocy, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Mary Birthright
Notary Public
My commission expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 9th day of March, 2015, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Kathleen A. Verbocy, 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 Michael S. Verbocy and acknowledged that such person executed the same as the free act and deed of Michael S. Verbocy.

Witness my hand and seal, this 9th day of March, 2015.

Mary Birthright
Notary Public
My commission expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072