BILL GARRETT, Davidson County
Trans:T20150037018 DEEDWARR
Recvd: 05/13/15 10:40 2 pgs
Fees:13.00 Taxes:388.50
20150513-0043840

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $105,000.00. Patricia Gutierrez Affiant Subscribed and sworn to before me on May 11, 2015. NOTARY PUBLIC My Commission Expires: 6/30/2016

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File #15-0064

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Indalecio Santa Cruz 4405 Dowdy Drive Antioch, TN 37013	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	148-08-0-154.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CIRIACO CENTENO AND MARIA S. CENTENO, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **INDALECIO SANTA CRUZ, AN UNMARRIED PERSON**, hereinafter called **"GRANTEE,"** his 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(s) 160, as shown on the map entitled Hazelwood, Section 13, of record Plat Book 4595, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CIRIACO CENTENO AND WIFE, NANCY JO. CENTENO, by Warranty Deed from AMANDA L. MUNDELL F/K/A AMANDA L. DUNCAN, of record in Instrument No. 20020501-0053593, dated April 26, 2002, said Register's Office. Further being the same property conveyed to CIRIACO CENTENO, A MARRIED MAN, by Quitclaim Deed from NANCY JO. CENTENO, AN UNMARRIED PERSON, of record in Instrument No. 20080226-0018682, dated February 15, 2008, said Register's Office. Further being the same property conveyed to CIRIACO CENTENO AND MARIA S. CENTENO, WIFE AND HUSBAND by Quitclaim Deed from BETH TRIPLETT, TRUSTEE, of record in Instrument No. 20090925-0089415, dated August 24, 2009, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is "Improved" property known as 4405 Dowdy Drive, Antioch, TN 37013.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on May 11, 2015.

Grantor:

Ciriaco Centeno

Grantor:

Maria S Centeno

Maria S. Centeno

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CIRIACO CENTENO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of May, 2015.

Notary Public

My commission expires: 6/24/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MARIA S. CENTENO**, the within named 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, at office, this 11 day of May, 2015.

Notary Public

My commission expires: 6/24/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY