Davidson County DEEDWARR
Recvd: 06/25/15 11:25 2 pgs
Fees:13.00 Taxes:308.95
20150625-0061179

RECORD AND RETURN TO;
TENNESSEE NATIONS TITLE AGENCY, INC.
404 BNA DR, STE. 307
NASHVILLE, TN 37217
15NT00334
WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 **DAY OF** June **, 2015**

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 11-3-15

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:
Jose A. Jimenez
4002 Cedar Circle
Nashville, TN 37218

SEND TAX BILLS TO:
SWBC Mortgage Corp
9311 San Pedro #100
San Antonio Tx 78216

MAP-PARCEL NUMBERS
069 04 014.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cedar Circle Land Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Alcides Jimenez, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 32 OR BLOCK CC ON THE REVISED MAP OF FAIRVIEW SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NUMBER 32 OR BLOCK CC FRONTS 100.17 FEET ON THE EASTERLY MARGIN OF CEDAR CIRCLE AND RUNS BACK 264.3 FEET ON THE SOUTHERLY LINE AND 270 FEET ON THE NORTHERLY LINE TO A LINE IN THE REAR MEASURING 100 FEET THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CEDAR CIRCLE LAND TRUST BY QUITCLAIM DEED RECORDED JUNE 3, 2008, AS INSTRUMENT NO. 20080603-0056746, REGISTER'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 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 our/my hand(s) this 22 day of June, 2015.

Cedar Circle Land Trust

Terry F. Christison, Trustee

By: Terry F. Christison, Trustee

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Terry F. Christison, whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of Cedar Circle Land Trust, and that he being authorized to do so in his capacity as Trustee, executed the foregoing instrument for the purpose therein contained by signing on behalf of Cedar Circle Land Trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of June 2015.

Tabatha Edwards
NOTARY

My Commission Expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-02-2018

Shelly M Smith