BILL GARRETT, Davidson County
Trans:T20150051070 DEEDWARR
Recvd: 06/25/15 12:31 2 pgs
Fees:13.00 Taxes:592.00
20150625-0061220

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 160,000.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2015.

Notary Public

My commission expires: 8/18

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zenia I. Galvis	**HOME POINT FINANCIAL CORP**	**176010A04400CO**
6853 Hickory Rim Ct	9 Entin Rd, Suite 200	
Antioch, TN 37013	Parsippany, NJ 07054	

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 ACKNOWLEDGE, WE,

Chartarra M. Joyner and husband, Joseph C. Joyner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zenia I. Galvis

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 No. 44 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Chartarra M. Joyner and husband, Joseph C. Joyner, by Warranty Deed from Classic Homes, BOS, LP, dated 11/29/2004 and recorded on 12/06/2004 in Instrument Number 20041206-0144852, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 6853 Hickory Rim Ct, 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 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 in 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 19th day of June, 2015.

Chartarra M. Joyner

Joseph C. Joyner

STATE OF North Carolina
COUNTY OF Guilford

Personally appeared before me, a Notary Public of said County and State, Chartarra M. Joyner and husband, Joseph C. Joyner, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2015.

Notary Public

My Commission Expires: 12-15-2019

BHOMATTIE JAILALL
My Commission Expires
NOTARY
PUBLIC
12-15-2019
GUILFORD COUNTY, NC