Davidson County DEEDWARR
Recvd: 07/21/15 13:14 3 pgs
Fees:18.00 Taxes:345.95
20150721-0071410

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of July, 2015 by and between Graciela P. Jimenez, an unmarried woman, hereinafter referred to as GRANTOR, and Norma Branch, an unmarried woman, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 78A on Plan Zone Lot Division of Lots 77-81, Patio Villa, Section Four, as of record in Plat Book 6250, page 823, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Graciela P. Jimenez, an unmarried woman, by Warranty Deed from Floyce M. Garvin Dunn and husband, David Dunn, dated January 25, 2008, recorded February 1, 2008, of record in Instrument No. 20080201-0010598, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 1109 Cabana Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Graciela P Jimenez
Graciela P. Jimenez

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Graciela P. Jimenez, an unmarried woman, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 15 day of July, 2015.

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

Name and Address of Property Owner:
Norma Branch
1109 Cabana Drive,
Nashville, TN 37214

Send Tax Statements to:
SWBC Mortgage
9311 San Pedro #100
San Antonio, TX 78216

Map & Parcel: 108-03

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $93,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this __ day of July, 2015.

Tammy Duncan
Notary Public

My Commission Expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

15-1-208

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Celia Stewart Rouse, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2/11/19

(SEAL)

