This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/21/15 15:55 2 pgs
Fees:13.00 Taxes:318.20
20150721-0071581

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of July, 2015, by and between Carlos R Alvanez and Reyna I Gutierrizez, both unmarried, party of the first part, and Sebastian Aparicio Velasquez Sorto, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot 23, of Block B on the plan of East Lawn as of record in Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Carlos R. Alvanez and Reyna I. Gutierriz by virtue of that certain Warranty Deed dated April 28, 2004, at Instrument No. 20040518-0057837 in the Register's Office of 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 GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Carlos R Alvanez
Carlos R Alvanez

Reyna I Gutierrizez
Reyna I Gutierrizez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Carlos R Alvanez and Reyna I Gutierrizez, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of July, 2015.

Notary Public

My Commission Expires: _____

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Property Owner & Address: Sebastian Aparicio Velasquez Sorto

176 Welworth Street, Madison, TN 37115

Tax Parcel No 03413011300

Property Address: 176 Welworth Street
Madison, TN 37115

MAIL TAX BILLS TO: SWBC Mortgage Corporation

PO Box 11733. Newark, NJ 07101-4733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $86,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

C. Vasquez
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of July, 2015.

CRYSTAL SANTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2018

Notary Public

My Commission Expires:

Certificate of Authenticity

I, Crystal Santi, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY