File No. 155193

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
SANDY BALENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Araujo and Cendy Palacios Vazquez	Southeast Financial Credit Union	052-07-0-005.00
(NAME)	(NAME)	
629 Kinsey Blvd	220 South Royal Oaks Blvd.	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **DAHLIA TAMBA SWATZELL (F/K/A DAHLIA C. TAMBA), MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSE ARAUJO AND CENDY PALACIOS VAZQUEZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9 in Block "B" on the Unrecorded Plan of Homeacres, as subdivided by Blanchard & Parrish Surveyors and described as follows: Beginning at a point in the easterly margin of Kinsey Blvd (Road) at the southeast corner of Lot 10 on said unrecorded plan; and fronting 100 feet on the east side of Kinsey Blvd (Road) and running back toward Center Street between lines measuring 262.6 feet on the northerly line and 265.0 feet on the southerly line to the rear of said lot which measures 100 feet in width.

Being the same property conveyed to Dahlia C. Tamba, unmarried, from Runion Properties, LLC by Warranty Deed dated September 1, 2009 of record in Instrument No. 20090908-0084151, in the Register's Office of Davidson County, Tennessee. The said Dahlia C. Tamba is now known as Dahlia Tamba Swatzell. The said Dahlia C. Tamba is now known as Dahlia Tamba Swatzell.

David Swatzell, husband of Dahlia Tamba Swatzell, joins in this instrument for the purpose of conveying such marital interest, if any, that he many have in and to said property.

BILL GARRETT, Davidson County
Trans:T20150074823 DEEDWARR
Recvd: 09/02/15 10:54 2 pgs
Fees:13.00 Taxes:355.20
20150902-0089308

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 629 Kinsey Blvd, Madison, Tennessee 37115

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), THEIR 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, 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 GRANTEE(S), 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 31st day of August, 2015.

Dahlia Tamba Swatzell by David Swatzell, attorney in fact
Dahlia Tamba Swatzell by David Swatzell,
Attorney in Fact

David Swatzell
David Swatzell

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this the 31st day of August, 2015, before me personally appeared DAVID SWATZELL , to me known to be the person or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument in behalf of DAHLIA TAMBA SWATZELL, as her Attorney in Fact by Power of Attorney record in Instrument No. 20150902-0089307, and acknowledged that he executed the same as the free act and deed of the said DAHLIA TAMBA SWATZELL.

Witness my hand at office this 31st day of August, 2015.

Commission expires: 03/26/2017

DOLLY T. PEAY
STATE OF TENNESSEE
Notary Public
NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named DAVID SWATZELL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of August, 2015.

Commission expires: 03/26/2017

DOLLY T. PEAY
STATE OF TENNESSEE
Notary Public
NOTARY PUBLIC
COUNTY OF SUMNER