WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079511 DEEDWARR
Recvd: 09/18/15 10:38 2 pgs
Fees:13.00 Taxes:514.30

20150918-0094910

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diego Roca Zaldivar	Churchill Mortgage Corporation	
(NAME)	(NAME)	
868 ~~Pinoak~~ Pin Oak Dr.	761 Old Hickory Blvd. #400	164080A02000CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Steven B Waldrep,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Diego Roca Zaldivar, 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:

Being Lot No. 52, Hallmark, a Cluster Lot Subdivision, Final Plat Section One, of record in Instrument No. 20050315-0028142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven B. Waldrep, unmarried, by Warranty Deed dated July 27, 2006, from Jerry Butler Builders, LLC, of record in Instrument No. 20060802-0093763, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 868 ~~Pinoak~~ Pin Oak Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to:
● Taxes for the year 2015. ● Subject to all matters shown on the Plan of record as Instrument Number 20050315-0028142, Register's Office of Davidson County, Tennessee. ● Covenants, Conditions and Restrictions of record in Instrument Number 20051116-0138367, Register's Office for Davidson County, Tennessee ● Road Agreement and Sewer Easement of record in Instrument Number 2004416-0043248, in the Register's Office for Davidson County, Tennessee. ● Ingress and Egress Easement of record in Book 4706, Page 227, in the Register's Office for Davidson County, Tennessee . ●Any and all existing easements as shown of record not stated herein.

Witness my/our hands this 11th day of September, 2015.

Steven B Waldrep

State of Tennessee
County of ~~Williamson~~ Wilson

Personally appeared before me Steven B Waldrep, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of September, 2015.

Notary Public
My Commission Expires: _____

File No.: 9905

KRISTIN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019