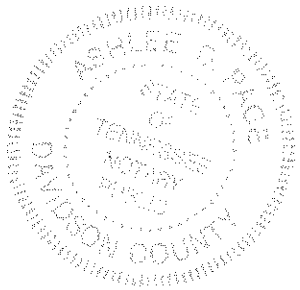
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 5-10-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ricardo Rivera Tobar	SWBC Mortgage Corporation	075-04-0-218.00
(NAME)	(NAME)	
4809 Concord Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/29/15 15:09 2 pgs
Fees:13.00 Taxes:623.08
20150929-0098966

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, We, **Vincent Jones and wife, Detorria Jones,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ricardo Rivera Tobar and Lilian Ventura, husband and wife,** 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. 498 on the Plan of Tulip Grove, Section 9 of record in Plat Book 4675, Page 135, Register's Office for said County, to which reference is made for a more complete description.**

Said lot No. 498 fronts 84 feet on the westerly said of Concord Drive and extends back 234.37 feet on the northerly line and 181.08 feet on the southerly line to a dead line in the rear measuring 130.47 feet thereon.

Being the same property conveyed to Vincent Jones by deed of record in Instrument 20111107-0086727, Register's Office for Davidson County, Tennessee.

Detorria Jones executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4809 Concord Drive, Hermitage, TN 37076

(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.

Witness my/our hands this 28th day of September, 2015.

(X) Vincent Jones
Vincent Jones

(X)
Detorria Jones

State of
County of

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

WITNESS my hand and seal this 28th day of September, 2015.

(X)
Notary Public
My Commission Expires: 2/21/2017

A. MELISSA GONZALES
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

File No.: 20071

Certificate of Authenticity

I, Crystal Sarti, 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 Sarti 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