BILL GARRETT, Davidson County
Trans:T20150091369 DEEDWARR
Recvd: 10/27/15 10:53 4 pgs
Fees:23.00 Taxes:462.13
20151027-0109137

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Caleb L. Humphreys
1627 Lincoya Bay Drive
Nashville, TN 37214

SEND TAX BILL TO:
SWBC Mortgage Corp.
9311 San Pedro Ave., Ste. 100
San Antonio, TX 78216

MAP/PARCEL 109-05-0-D-078.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Humberto Garcia and wife, Mojana Hoque,** has this day bargained and sold, and does hereby transfer and convey unto **Caleb L. Humphreys, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1627 of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in the Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Humberto Garcia, married by Warranty deed from Jennifer Manning-Batchelor and husband, Jon Batchelor, of record in Instrument No. 20090401-0029153, Register's Office for Davidson County, Tennessee, dated March 30, 2009 and recorded on April 01, 2009.

This is improved property known as: **1627 Lincoya Bay Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20000918-0092189, and restrictions in Instrument No. 20040628-0076712, 20040628-0076712, 20041028-0129585 and Instrument No. 20050923-0114373, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 19 day of October, 2015.

Humberto Garcia

Mojana Hoque

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Humberto Garcia and Mojana Hoque,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

see attached

WITNESS my hand and official seals at office this _____ day of October, 2015.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $124,900.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No: 158603

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On Ocotober 19, 2015 before me, Zenell C Hanley, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Humberto Garcia and Mojana Hoque
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ZENELL C. HANLEY
Commission # 2022887
Notary Public - California
Los Angeles County
My Comm. Expires May 2, 2017

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Zenell C Hanley
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED Document Date: 10/19/2015
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 19th day of OCTOBER, 2015, by HUMBERTO GARCIA AND MOJANA HOQUE, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ZENELL C. HANLEY
Commission # 2022887
Notary Public - California
Los Angeles County
My Comm. Expires May 2, 2017

(Seal)

Signature Zenell C. Hanley
Zenell C. Hanley, Notary Public

Document Title: WARRANTY DEED

Document Date: 10/19/2015

Total Number of Pages: 2