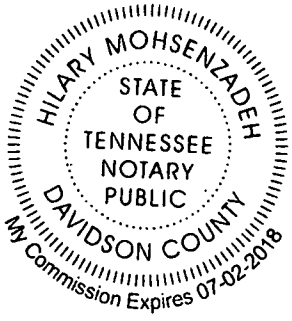
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Angela Pettson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of November, 2015

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jose Jimenez and Rebeca Jimenez	SWBC Mortgage Corp	136 11 0 043.00
(NAME)	(NAME)	
3705 Wood Bridge Court	9311 San Pedro, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Two Thousand And No/100 Dollars ($182,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Randall K. Pemberton, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jose Jimenez and Rebeca Jimenez, 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, TN Being Lot No. 386, on the Plan of Section Six, Priest Lake Park, of record in Plat Book 5050, Page 21 as corrected in Plat Book 5185, Page 147, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Randall K. Pemberton and wife, Lynn D. Pemberton by Deed from Lee Langhorne Davis and wife, Teresa Davis dated August 21, 1992 and recorded August 25, 1992 in Book 8710, Page 228, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Randall K. Pemberton by Quitclaim Deed from Lynn D. Pemberton, married dated May 14, 2007 and recorded in May 21, 2007 as Instrument No. 20070521-0060079, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-154620

BILL GARRETT, Davidson County
Trans:T20150100020 DEEDWARR
Recvd: 11/24/15 13:37 2 pgs
Fees:13.00 Taxes:673.40
20151124-0119227

unimproved ☐

This is improved ☒ property, known as 3705 Wood Bridge Court, Nashville, TN 37217

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, has 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 our hands this ~~18th~~ 19th RKP day of November, 2015.

Randall K. Pemberton

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Randall K. Pemberton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~18th~~ 19th of November, 2015.

Notary Public

My Commission Expires: 10.9.2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MTJ-154620