This Instrument Prepared By:
Lee and Lee, Attorneys
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 12/01/15 14:10 2 pgs
Fees:13.00 Taxes:576.83
20151201-0121161

L&L# 2134-284

ADDRESS NEW OWNER:
Flavio Dominguez Ortega
4211 Sweden Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SWBC Mortgage
9311 San Pedro Ave., Suite 100
San Antonio, TX 78216

MAP **075**
GROUP **10-0**
PARCEL 165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Megan L. Dugan** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Flavio Dominguez Ortega, a married man,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 284, on the Plan of Hermitage Estates, Section II, of record in Book 3700, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Megan L. Dugan, by Affidavit of Heirship dated July 9, 2014 of record in Instrument No. 20140723-0065593, Register's Office for Davidson County, Tennessee. Further reference is made to Instrument No. 20100512-0036571, Register's Office for Davidson County, Tennessee.

This is improved property known as 4211 Sweden Dr., Hermitage, Tennessee 37076. Possession is to be given on November 30, 2015.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of November, 2015.

Megan L. Dugan

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Megan L. Dugan**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of November, 2015.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $155,900.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 2015.

NOTARY PUBLIC

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

My Commission Expires:

Certificate of Authenticity

I, Crystal Santi, 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 Santi, 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: 9-10-19

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY