Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Robertson
The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Kathy M. Whalen
Affiant

Subscribed and sworn to before me, this 15th day of April, 2016.

Pamela B. Schultz
Notary Public
My commission expires: 5-5-19

PAMELA B SCHULTZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

04-1604-55974

Address of New Owner:	Send Tax Bills to:	Tax Information
Cesar Humberto Morataya	SWBC Mortgage Corp	150-14-0-C-002.00-CO
3105 Shady Tree Lane	9311 San Pedro #100	
Antioch TN 37013	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicky Don Salyers, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cesar H. Morataya Cruz, a married man**, hereinafter called the Grantees, their successors 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. 255, on the Final Plat of Fawn Crossing (formerly Moss), Cluster Lot Subdivision, Section One, a Planned Unit Development, of record in Instrument No. 20070911-0108856, and Certificate of Correction of record in Instrument No. 20070917-0111418, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicky Don Salyers, an unmarried man by deed from Craighead Development, LLC, a Tennessee limited liability company, dated May 28, 2010, recorded June 1, 2010, of record in Instrument No. 20100601-0041666, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3105 Shady Tree Lane, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20160032335 DEEDWARR
Recvd: 04/20/16 09:56 2 pgs
Fees:13.00 Taxes:510.60
20160420-0038176

WITNESS my hand this 15th day of April, 2016.

Nicky Don Salyers by Nina Salyers, attorney in fact

Nicky Don Salyers by Nina Salyers, attorney in fact

State of KENTUCKY
County of ~~Lyon~~ Caldwell

On this 15th day of April, 2016, personally appeared before me, Nina Salyers, who being by me duly sworn/affirmed, did say that she is the attorney-in-fact for Nicky Don Salyers, and that said instrument was signed on behalf of said Nicky Don Salyers for the purposes therein contained.

Lana Wilson
Notary Public
My commission expires: 10/25/2016

LANA WILSON
Notary Public - State at Large
State of Kentucky
My Commission Expires Oct. 25, 2016

Revised 10/16/2004