Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0757

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Nueces

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of May, 2016

Notary Public
Commission Expires: 4-4-2016

VIVIAN CASTILLO
MY COMMISSION EXPIRES
September 4, 2016

Davidson County DEEDWARR
Recvd: 05/18/16 10:40 3 pgs
Fees:18.00 Taxes:1172.90
20160518-0049546

Address of New Owner	Send Tax Bills To:	Map & Parcel
Travis Taylor 2789 Jenoaks Pass Hermitage, TN 37076	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	109040A01000

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Felix Fuentes, Jr., a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Travis Taylor and Sarah Bradley

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. 10 on the Plan of Towering Oaks, Phase One, as shown on plat of record in Instrument Number 20071127-0137704, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property coveyed to Felix Fuentes, Jr., a married man, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 11/23/2011 and recorded 11/29/2011 in Instrument Number 20111129-0092580, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2789 Jenoaks Pass, Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of May, 2016.

Felix Fuentes

Marissa Fuentes

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Nueces

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Felix Fuentes, Jr. and Marissa Fuentes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Corpus Christi Texas ~~Tennessee~~ this 13th day of May, 2016.

Vivian Castillo
Notary Public
My Commission Expires: 9-4-2016

VIVIAN CASTILLO
MY COMMISSION EXPIRES
September 4, 2016

(Notary Seal)

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

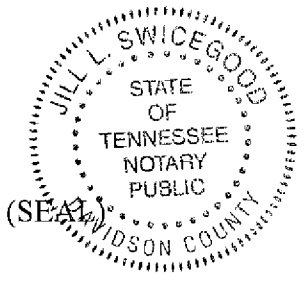
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018