WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

LuAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-6-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jose Ledezma	SWBC Mortgage	182 06 0A 001.00
(NAME)	(NAME)	
3813 Legate Ct.	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/01/16 16:16 3 pgs
Fees:18.00 Taxes:536.13
20160601-0055288

For and in consideration of the sum of One Hundred Forty-Four Thousand Nine Hundred And No/100 Dollars ($144,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Matthew Bogosian and Elizabeth Bogosian, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jose Ledezma, a married man**, hereinafter called the Grantee, his 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 all of Lot No. 1, on the Plan of the Resubdivision of Lots 1 thru 8 and Common Area Parcels 120 and 121 of Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 20020213-0018960, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Matthew Bogosian and Elizabeth Loveless, each unmarried by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company dated January 16, 2003 and recorded January 21, 2003 as Instrument No. 200301210008004, 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: FRN-162988SSO

unimproved ☐
This is improved ☒ property, known as 7409 Maggie Drive, 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 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 26th day of May, 2016.

Matthew Bogosian

Elizabeth Bogosian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Matthew Bogosian and Elizabeth Bogosian, husband and wife, 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 26th of May, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-162988SSO

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE