#10960

WARRANTY DEED

File #2016060380

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricardo A. Reyes Colores & Natividad Santiago	SWBC Mortgage	162-3-167
(NAME)	(NAME)	
285 Bart Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Werner Bacher and wife, Michelle Bacher,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricardo A Reyes Colores and Natividad Santiago, 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:

Being Lot No. 265, on the plan of Antioch Park Section 5, as the same appears of record in Plat Book 4460, Page 58, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Werner Bacher and wife, Michelle Bacher, by quitclaim deed from Werner Bacher, dated 05/05/2016, of record in Instrument No. 20160505-0044641, said Register's Office.

Further being the same property conveyed to Werner Bacher by deed from Robert K Webb and wife, Paula C. Webb, dated 11/08/1999, of record in Book 11738, Page 543, said Register's Office.

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 4460, Page 58, said Register's Office.; Restrictive Covenants as of record in Book 4562, Page 949, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **285 Bart Drive, Antioch,TN,37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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:T20160055538 DEEDWARR
Recvd: 06/29/16 14:08 2 pgs
Fees:13.00 Taxes:555.00
20160629-0066486

Witness our hands this 27th day of June, 2016.

Werner Bacher

Michelle Bacher

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Werner Bacher and Michelle Bacher , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 27th day of June, 2016.

Commission expires:

8/18/18

Vanessa E. Allen Rutherford County STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128