BILL GARRETT, Davidson County
Trans:T20160057113 DEEDWARR
Recvd: 07/05/16 15:06 2 pgs
Fees:13.00 Taxes:762.20

20160705-0068653

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $206,000.00.

Jonathan Leal
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of June, 2016.

Tammy Duncan
NOTARY PUBLIC

My commission expires: 4/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jonathan Leal and Jamie Leal	SWBC Mortgage Corporation	064-15-0A-057.00 CO
(NAME)	(NAME)	
780 Sweetwater Circle	9311 San Pedro, Ste. 125	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Antonio, TX 78216	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ronald L. Clevenger and Carol M. Clevenger, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan Leal and Jamie Leal,*** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit: *, husband and wife

Land in Davidson County, Tennessee, being Lot(s) 33, as shown on the map entitled the Plan of Section Two, Plantation Walk, R8 & R20 Residential, P.U.D., of record in Plat Book 7900, page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RONALD L. CLEVENGER AND CAROL M. CLEVENGER , HUSBAND AND WIFE , by deed from JOHN T. RICH AND DEBORAH L. RICH, HUSBAND AND WIFE, of record in Instrument No. 20150609-0054144 and corrected by Scrivener's Affidavit of record in Instrument No. 20150730-0075031, dated June 5, 2015 , said Register's Office.

This property is __unimproved _X_improved property known as: 780 Sweetwater Circle, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject

to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of June, 2016.

Ronald L. Clevenger

Carol M. Clevenger

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald L. Clevenger and Carol M. Clevenger, the herein bargainor, 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, this the 30th day of June, 2016.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122