9:33
(1)

Ret

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

This Instrument Prepared By:
Phil Anderson, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Fernando JOSE TORRES
2528 Treetop Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Supreme Lending
14861 Quorum Drive, Ste. 300
Dallas, TX 75254

MAP 149-06
GROUP
PARCEL 105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lana Wheat Maupin, married, (f/k/a Lana L. Wheat, unmarried),** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Fernando** JOSE TORRES, A SINGLE 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 Lot No. 11 on the Plan of Oakwood Subdivision, mPhase Five, a Planned Unit Development, as shown by plat and survey of record in Plat Book 7900, page 400, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lana L. Wheat, unmarried by deed from Diana Louise Boles, unmarried of record in Book 10039, page 526, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20160059517 DEEDWARR
Recvd: 07/12/16 13:15 3 pgs
Fees:18.00 Taxes:740.00
20160712-0071334

This is **improved** property known as **2528 Treetop Drive, Antioch, Tennessee 37013.**

***Jack Maupin, spouse of Lana Wheat Maupin, hereby joins in this conveyance, transferring all his right, title and interest in said property, marital or otherwise.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **12th** day of **May, 2016.**

Lana Wheat Maupin

Lana Wheat Maupin

Jack Maupin

Jack Maupin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lana Wheat Maupin and Jack Maupin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of May, 2016.

~~G. Philip Anderson~~ David Webber
NOTARY PUBLIC 10/3/18

My Commission Expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

200,000.00

The actual value or consideration, whichever is greater, for this transfer is ~~$220,000.00~~.

Lana Wheat Maupin
AFFIANT

Subscribed and sworn to before me on this 12th day of May, 2016.

NOTARY PUBLIC

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/3/18

#16-9060