Davidson County DEEDWARR Recvd: 09/20/16 08:52 3 pgs Fees:18.00 Taxes:721.50 **20160920-0098640**

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

Y-VRES-16-4917

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alan Geovanni Lizama Zenon	**SWBC Mortgage Corp.**	
(NAME) **4917 Oak Barrel Drive**	(NAME) **9311 San Pedro #100**	**149-02-0-127.00**
(ADDRESS) **Antioch, TN 37013-1314**	(ADDRESS) **San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JORGE LEON GUZMAN, MARRIED,** hereinafter called the Grantor has bargained and sold, and by these presents does transfer and convey unto **ALAN GEOVANNI LIZAMA ZENON, UNMARRIED MAN,** hereinafter called the Grantee, his heirs, successors and assigns, that 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. 1 on the Plan of Oakwood Subdivision, Phase Four of record in Plat Book 7900, Page 269, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jorge Leon Guzman by Warranty deed from Harry L. Duer, unmarried of record in Instrument No. 20160608-0057992 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on June 08, 2016. Said property is not the primary or marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 269, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7981, Page 478, corrected in Book 8313, Page 17 and Book 9237, Page 1, as amended in Book 8038, Page 838, Book 9781, Page 987, Book 10650, Page 785 and Supplemented in Book 8323, Page 410, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 7981, Page 474, Book 7954, Page 508 and corrected in Book 8013, Page 624, in the Register's Office for Davidson County, Tennessee.
- Dedication of A Residential Lot to be used as an Amenity Area of record in Book 9781, Page 991, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyances of record in Book 9531, Page 92 and Book 9531, Page 88, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4917 Oak Barrel Drive , Antioch, Tennessee 37013-1314**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th DAY OF SEPTEMBER, 2016.

Jorge Leon Guzman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th day of September, 2016.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

