WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160091555 DEEDWARR
Recvd: 10/17/16 15:57 2 pgs
Fees:13.00 Taxes:1591.00
20161017-0109666

R-VRES--16-1016-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

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)
Jose Paredes and Maria Paredes	SWBC MORTGAGE CORP	
(NAME)	(NAME)	**72-13-30.00**
1016 Carolyn Avenue	9311 SAN PEDRO AVE #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW P. MIDDLETON AND SHANNON L. MIDDLETON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE PAREDES AND MARIA PAREDES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their 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. 38 on the Plan of Irvington, of record in Plat Book 843, Page 60, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrew P. Middleton and Shannon L. Middleton, husband and wife, by Warranty Deed from Ninfa Hendricks Coyle, married, and spouse, Gerald L. Coyle, recorded May 24, 2011 in Instrument 20110524-0039744, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee.
- Property Taxes for 2017 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1016 Carolyn Avenue, Nashville, Tennessee 37216**.

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 13th DAY OF OCTOBER, 2016.

Andrew P. Middleton

Shannon L. Middleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW P. MIDDLETON, 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 13th of October, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON L. MIDDLETON, 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 13th of October, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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