#11478

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Orlando Gutierrez Lopez Maite Calero Jordan	SWBC Mortgage Corporation, ISAOA	14816002600
(NAME) 825 Irma Dr.	(NAME) 9311 San Pedro #100	
(ADDRESS) Anioch, TN 37013	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I**Jorge Julio Medrano a.k.a. Jorge Medrano,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Orlando Gutierrez Lopez and Maite Calero Jordan, 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:

Land in Davidson County, being Lot Number 221 on the Plan of Debra Heights, Section 2, as of record in Book 3700, Page 39, Register's Office for said County.

Said Lot fronts 75.00 feet along the southerly margin of Irma Drive; thence back between lines measuring 146.11 feet on the westerly line and 139.55 feet on the easterly line, to a line in the rear, which measures 75.29 feet.

Being the same property conveyed to Jorge Medrano a.k.a. Jorge Julio Medrano, by deed of record in Instrument No. 20150608-0053402, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 825 Irma Dr., Anioch, 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:T20160101853 DEEDWARR
Recvd: 11/17/16 13:42 2 pgs
Fees:13.00 Taxes:617.90
20161117-0121431

Witness my/our hands this 15th day of November, 2016.

Jorge Julio Medrano

State of Tennessee
County of Davidson

Personally appeared before me Jorge Julio Medrano, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of November, 2016.

Notary Public
My Commission Expires:

File No.: 11478

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017