BILL GARRETT, Davidson County
Trans:T20160107576 DEEDWARR
Recvd: 12/07/16 11:18 2 pgs
Fees:13.00 Taxes:299.70
20161207-0128446

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 162218TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Omar Bravo Valdez	SWBC Mortgage Corporation	
298 Tusculum Road	9311 San Pedro #100	162-1-127.00
Antioch, TN 37013	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Abel M. Bravo and wife, Maria Gonzalez**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Omar Bravo Valdez, a single man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Resubdivision of Lot No. 16, on the Plan of Fairlane Park, as of record in Plat Book 7900, page 3, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Abel M. Bravo and Bruno Valdes Lopez from Luke Ben Wyatt and wife, Carol Ann Wyatt by Warranty Deed dated 07/09/2001, filed for record on 07/16/2001 in Instrument No. 20010716-0075059, Register's Office for Davidson County, Tennessee.

Being further conveyed to Abel M. Bravo from Bruno Valdes by Quit Claim Deed dated 01/06/2014, filed for record on 02/11/2014 in Instrument No. 20140211-0011892, Register's Office for Davidson County, Tennessee.

****Maria Gonzalez, spouse of Abel M. Bravo, joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above referenced property, now or hereafter.**

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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/her heirs and assigns, forever;

AND **Abel M. Bravo and Maria Gonzalez** do covenant with the said Grantee that theya re lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Abel M. Bravo and Maria Gonzalez** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **298 Tusculum Road, Antioch, TN 37013**.

Executed on this 23 day of November. 2016.

Abel M Bravo
Abel M. Bravo

Maria Gonzalez
Maria Gonzalez

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Abel M. Bravo and Maria Gonzalez** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand this 23 day of November, 2016.

Notary Public

My Commission Expires: 6/14/2020

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $81,000.00.

Omar Bravo Valdez
Affiant

Sworn to and subscribed to me, the undersigned, this 23 day of November, 2016.

Notary Public

My Commission Expires: 6/14/2020

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY