BILL GARRETT, Davidson County
Trans:T20160108420 DEEDWARR
Recvd: 12/09/16 10:59 2 pgs
Fees:13.00 Taxes:296.00
20161209-0129417

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

File # 161836TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Roberto A Bonilla Melgar	SWBC MORTGAGE CORPORATION	148-07-0-81.00
109 Denise Drive	9311 SAN PEDRO AVE., SUITE 100	
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, **Heriberto Majano and Carmela Miranda, husband and wife**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Roberto Antonio Bonilla Melgar and Haydee Simai Gutierrez, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 82 on the Plan of Cherokee Hills, Section 8, of record in Book 3700, page 154, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heriberto Majano and Carmela Miranda, husband and wife, from Buying Homes, LLC by Warranty Deed dated 07/29/2013, filed for record on 08/15/2013 in Instrument No. 20130815-0085771, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantees 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 Grantees, their heirs and assigns, forever;

AND **Heriberto Majano and Carmela Miranda** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to

convey it and the same is unencumbered, unless otherwise herein set out;

AND **Heriberto Majano and Carmela Miranda** further covenant and bind their 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.

This is property is known as: **109 Denise Drive, Antioch, TN 37013**.

Executed on this 2nd day of December, 2016.

Heriberto Majano

Carmela Miranda

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Heriberto Majano and Carmela Miranda**, 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.

Witness my hand this 2nd day of December, 2016.

Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 2nd day of December, 2016.

Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19