Davidson County DEEDWARR
Recvd: 12/13/16 15:35 3 pgs
Fees:18.00 Taxes:610.50
20161213-0130829

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2016.

Notary Public

My commission expires: DEC 2 7 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adolfo J. Obregon **Julie C. Obregon**	**Caliber Home Loans, Inc.**	**10614007200**
1989 Lavergne Court	**3701 Regent Blvd, Suite 180**	
Nashville, TN 37210	**Irving, TX 75063**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sandra Haering Preston FKA Sandra Kay Haering

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adolfo J. Obregon and Julie C. Obregon, 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, Tennessee, being Lot No. 76 on the Plan of Raymond Heights, as of record in Book 1424, page 141, Register's Office for said County.

Said lot fronts 55 feet on the Westerly side of Lavergne Court and runs back 196 feet on the Northerly line and 214.4 feet on the southerly line to a dead line in the rear on which it measures 110.3 feet.

Being the same property conveyed to George M. Johnson and wife, Lucile B. Johnson, from Doris T. Bryant, single, by Warranty Deed dated August 4, 1960, of record in Deed Book 3103, page 239, Register's Office for Davidson County, Tennessee. Doris T. Bryant Jones, formerly Doris T. Bryant, conveyed her interest to David E. Jones, by Quitclaim Deed dated January 10, 1977, of record in Book 5134, page 954, said Register's Office. Doris Jones, Executrix of the Estate of David E. Jones, conveyed her interest to Doris Jones, a widow, by Quitclaim Deed dated December 31, 1997, of record in Book 10743, page 870, said Register's Office. Doris Jones, a widow, conveyed her interest to Sandra Kay Haering, by Quitclaim Deed dated December 31, 1997, of record in Book 10743, page 872, said Register's Office. Doris Jones having since died on April 30, 2016. Sandra Kay Haering is one and the same person as Sandra Haering Preston, an unmarried woman. Doris T. Bryant, Doris T. Bryant Jones and Doris Jones were all one and the same person. Subject property was never the sole principle residence of Sandra Haering Preston.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1989 Lavergne Court, Nashville, TN 37210.

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 in 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.

Witness my/our hand(s) this 12th day of December, 2016.

Sandra Haering Preston

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Sandra Haering Preston, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2016.

Notary Public

My Commission Expires: DEC 27 2017

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY