BILL GARRETT, Davidson County
Trans:T20160111067 DEEDWARR
Recvd: 12/19/16 08:55 3 pgs
Fees:18.00 Taxes:662.30
20161219-0132575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

WARRANTY DEED

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 13TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Arita Landaverde, a married man	SWBC Mortgage Corp. (NAME)	
418 Westchester Drive (ADDRESS)	9311 San Pedro #100 (ADDRESS)	042-14-0-082.00
Madison, TN 37115-3566 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ann Marie Denny and Grant F. Denny, Jr., wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jose Arita Landaverde, a married man, hereinafter called the Grantees, their heirs 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. 2 ON THE PLAN OF SECTION ONE BLAIR ESTATES OF RECORD IN PLAT BOOK 2663, PAGE 24, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, AS FOLLOWS:
BEGINNING AT A POINT IN THE EAST MARGIN OF HOLIDAY DRIVE AT THE CORNER OF LOTS NOS. 1 AND 2; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 213.66 FEET TO A POINT; THENCE SOUTHERLY 28 FEET TO A POINT; THENCE EASTERLY 100 FEET TO A CORNER OF LOT NO. 3; THENCE WITH THE LINE BETWEEN LOTS NOS. 2 AND 3, SOUTHERLY 179.39 FEET TO THE NORTH MARGIN OF WESTCHESTER DRIVE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 217.86 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHWESTERLY 44.15 FEET TO THE EAST MARGIN OF HOLIDAY DRIVE; THENCE WITH THE MARGIN OF THE SAME, 95.3 FEET TO THE POINT OF BEGINNING.
INCLUDED IN THE FOREGOING DESCRIPTION BUT EXCLUDED FROM THE PROPERTY OWNED BY RAYMOND NEAL DENNY AND WIFE, BILLIE DENNY IS A 0.02 ACRE TRACT AWARDED TO THE STATE OF TENNESSEE DEPARTMENT OF HIGHWAYS BY DECREE OF RECORD IN BOOK 3844, PAGE 796, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ANN MARIE DENNY AND GRANT F. DENNY, JR., WIFE AND HUSBAND BY WARRANTY DEED FROM HELEN P. NEELEY, UNMARRIED OF RECORD IN INSTRUMENT NO. 20070516-0058739 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 418 Westchester Drive , Madison, TN 37115-3566
(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

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 13th day of December, 2016.

Grant F. Denny, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grant F. Denny, Jr., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of December, 2016.

Notary Public

My Commission Expires: 4/2/18

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED
(Continued)

Ann Marie Denny

STATE OF Florida
COUNTY OF Sumter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Marie Denny, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of December, 2016.

Notary Public
Lisa D. Chamblee
My Commission Expires:

(SEAL)

LISA D. CHAMBLEE
MY COMMISSION EXPIRES
September 21, 2019
#FF 917458
Bonded thru Troy Fain - Insurance
NOTARY PUBLIC, STATE OF FLORIDA

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072