WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170009757 DEEDWARR
Recvd: 02/02/17 08:58 2 pgs
Fees: 13.00 Taxes: 251.60

20170202-0011071

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF January, 2017

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 163
Hugo Armando Paitan	SWBC	GROUP 11 0B
106 Beech Forge Drive	9311 San Pedro, Suite 100	PARCEL 075.00
Antioch, Tennessee 37013	San Antonio, TX 78216	

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 acknowledged, we,

Roxana Davila Kidd, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Hugo Armando Paitan and Julia N. Davilla, 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:

BEING all of Lot No. 75, 2nd Revision, Section Four, Bell Forge Village, according to plat and survey of same appearing of record in Plat Book 6250, page 201, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Land in Davidson County, Tennessee, being Lot No. 75 on the 2nd revision of Bell Forge Village, Section 4, a planned unit development established by Declaration of Covenats, Conditions and Restrictions of record in Book 6040, page 538, and Book 6350, page 858, as amended in Book 6306 page 644, the plat of which is of record in Plat Book 6250, page 131, revised in Book 6250, page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Roxana Davila by deed from Pedro Valentin, of record in Instrument No 20100223-0013736, Register's Office for said County, dated February 23, 2010, and Recorded on February 23, 2010.

Roxana Davila being one in the same person as Roxana Davila Kidd.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **106 Beech Forge Drive, Antioch, Tennessee 37013**.

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.

WITNESS my hand and official seal at office this 31st day of January, 2017.

Roxana Davila Kidd

Roxana Davila Kidd

N/A

N/A N/A

STATE OF ~~Tennessee~~ Texas
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, Roxana Davila Kidd, with whom I am personally acquainted, (or who 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 31st day of January, 2017.

NOTARY PUBLIC

My Commission Expires:
11/28/2020.

BRITTANY K. AGUILAR
NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID 129216985-3
11/28/2020

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027