BILL GARRETT, Davidson County
Trans:T20170030747 DEEDWARR
Recvd: 04/12/17 09:37 3 pgs
Fees:18.00 Taxes:788.10
20170412-0035639

#11901

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

MAP/GROUP/PARCEL 165090A032.00

This Instrument Prepared By:
Adrienne Trammell – Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste., 100
Nashville, TN 37215

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Jose Valles Lapinet and Jayeth Acua Pinto
1801 Lakewood Village Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
SWBC Mortgage Grp.
9311 San Pedro #100
San Antonio TX 78216

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **VANESSA L. FORBES NKA VANESSA L. LEWIS, MARRIED, AND GODFREY FORBES** Grantors, have this day bargained and sold and do hereby transfer and convey unto **JOSE L. VALLES LAPINET AND JARETH A. ACUA PINTO HUSBAND AND WIFE** Grantees, Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 92, on the Plan of Section One, Lakewood Village, as shown by plat appearing of record in Plat Book 9700, page 555, 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.

BEING the same property conveyed to Vanessa L. Forbes, married, by Warranty Deed from T.F. Homes, LLC, dated September 26, 2006, appearing of record in Instrument Number 20060927-0119317, of the Register's Office of Davidson County, Tennessee.
Waymond Lewis joins herein to convey any and all marital interests he may have in the said property by virtue of married to Vanessa L. Lewis.

THIS CONVEYANCE IS SUBJECT TO:

2017 Real Property Taxes are a lien not yet due and payable until October 1, 2017.; Subject to all matters shown on the Plan of record in Plat Book 9700, page 555 and Plat Book 9700, Page 464, Register's Office for Davidson County, Tennessee.; Landscape Easement of record in Book 11435, page 411, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Lakewood Village Subdivision of record in Deed Book 11425, page 410, Book 11512, Page 714, and Book 10753, Page 41 and HOA Charter of record in Book 11421, Page 342 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 1801 Lakewood Village Dr., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that They are lawfully seized and possessed of said parcel of real estate, and that They have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Themselves, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10th day of April, 2017.

Vanessa L. Lewis

Waymond Lewis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Vanessa L. Lewis and Waymond Lewis, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 10th day of April, 2017.

My Commission Expires: 6-30-18

NOTARY PUBLIC

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $213,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of April, 2017

NOTARY PUBLIC

My Commission Expires: _____

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2018

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The undersigned further covenants and binds Themselves, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 30th day of March, 2017.

Godfrey Forbes

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Godfrey Forbes, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 30th day of March, 2017.

NOTARY PUBLIC

My Commission Expires:

DARLENE J. MARSHALL
NOTARY PUBLIC
DEKALB COUNTY
STATE OF GEORGIA
MY COMMISSION EXPIRES NOV. 15, 2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $213,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of April, 2017.

NOTARY PUBLIC

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

My Commission Expires: _____

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