Davidson County DEEDWARR
Recvd: 05/16/17 10:16 2 pgs
Fees:13.00 Taxes:499.13
20170516-0048376

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $134,900.00. $134,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of May, 2017.

NOTARY PUBLIC

My commission expires: 11-6-2017

WAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 6, 2017

NAT-172726

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Elihut A. Gomez	SWBC Mortgage	15006012800
(NAME)	(NAME)	
2906 Woodymore Court	9311 San Pedro Ave. Ste. 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	

Warranty Deed

For and in Consideration of the sum of $134,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jeffrey Powell, single,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Elihut A. Gomez, a single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being known and designated as: a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:
Being Lot No. 12 A, zone lot division of Lots 12, 23 and 24, on the Plan of Woodymore Heights, Section 2, as of record in Plat Book 5200, Page 645, and ameneded in Book 6900, Page 420, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Powell, single, by deed from Federal Home Loan Mortgage Corporation, dated October 6, 2016, of record in Instrument No. 20161104-0116904, said Register's Office.

This property is __unimproved _X_improved property known as: 2906 Woodymore Court, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as

well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of May, 2017.

Jeffrey Powell

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Powell, single, the herein bargainor, 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 11th day of May, 2017.

Notary Public
My Commission Expires: August 25, 2022.

LINDSAY CARTER
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Aug 25, 2022
ACTING IN COUNTY OF Oakland

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY