This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 12011

ADDRESS NEW OWNER:
Jesus Alamilla Arellano
3245 Cloverwood Drive
Nashville, TN 37214-3428

SEND TAX BILL TO:
SWBC Mortgage Corp
9311 San Pedro # 100
San Antonio TX 78216

MAP/PARCEL 096-12-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joe Holland and wife, Buffi Holland, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jesus Alamilla Arellano,* hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

*married

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Hickory Bend, Section One of record in Plat Book 3300, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe Holland and wife, Buffi Holland by Special Warranty deed from Countrywide Home Loans, Inc. of record in Instrument No. 20021206-0150590 Register's Office for Davidson County, Tennessee, dated November 25, 2002 and recorded on December 06, 2002.

This is improved property known as: **3245 Cloverwood Drive, Nashville, Tennessee 37214-3428.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 12th day of May 2017.

BILL GARRETT, Davidson County
Trans:T20170042271 DEEDWARR
Recvd: 05/18/17 09:23 2 pgs
Fees:13.00 Taxes:702.63
20170518-0049272

WITNESS MY HAND on this the 12th day of May 2017

Joe Holland

Buffi Holland

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joe Holland and Buffi Holland,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of May 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $189,900.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of May 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170263