Davidson County DEEDWARR
Recvd: 05/22/17 15:13 3 pgs
Fees:18.00 Taxes:1054.50
20170522-0050788

WARRANTY DEED

RMM17-4264

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-30-21
(AFFIX SEAL)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Juan Francisco Gatica	SWBC Mortgage Corp.	
4264 Brick Church Pike (ADDRESS)	9311 San Pedro, #100 (ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	032-10-0-007.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DREW MCKAIG, A MARRIED MAN, JOINED BY HIS SPOUSE, TERRY L. MCKAIG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUAN FRANCISCO GATICA, A SINGLE MAN, hereinafter called the Grantee(s), 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. 168 on the Plan of Section Two, Quail Ridge, of record in Plat Book 6200, Page 467, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED BUT EXCLUDED from the above described property is that portion conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Instrument No. 20030312-0033193, in said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Drew McKaig, a married man, joined by his spouse, Terry L. McKaig by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20050912-0109143, Register's Office for Davidson County, Tennessee, dated August 31, 2005 and recorded on September 12, 2005.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6200, Page 467, Book 6969, Page 70, Book 8169, Page 467 and Book 8169, Page 509, Instrument No. 20030312-0033193; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4264 Brick Church Pike , Whites Creek, Tennessee 37189
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of May, 2017.

Drew McKaig

Terry L. McKaig

STATE OF AZ
COUNTY OF Maricopa

On this the ~~12~~ 11th day of May, 2017, before me personally appeared Drew McKaig and Terry L. McKaig to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~12~~ 11th day of May, 2017.

Notary Public

My Commission Expires: 6/7/2019

(SEAL)

TERRI L FAUST
Notary Public, State of Arizona
Maricopa County
My Commission Expires
June 07, 2019

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019
Notary' Seal (if on paper)

