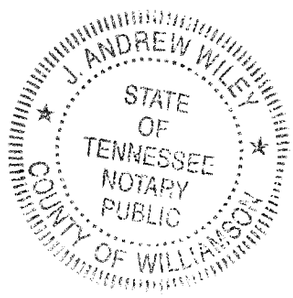
Davidson County DEEDWARR
Recvd: 08/10/17 10:50 3 pgs
Fees:18.00 Taxes:592.00
20170810-0081966



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 4th day of August, 2017

Notary Public

My commission expires:
DEC 27 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ronald David Rivera Diaz **Marta Vanessa Lopez Valentino**	**SWBC MORTGAGE CORP.**	**05212008100**
1244 Shawnee Road	**9311 San Pedro #100**	
Madison, TN 37115	**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 ACKNOWLEDGE, WE,

Jose D. Padilla and wife, Esthella Padilla

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald David Rivera Diaz and Marta Vanessa Lopez Valentino, 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Sequoia Valley, Section 2, as of record in Book 3700, page 114, Register's Office for said County. Said lot fronts 92 feet on the Southwesterly side of Shawnee Road and extends back 152.5 feet on the Southeasterly line and 161.2 feet on the Northwesterly line to a dead line and measures 108 feet thereon.

Being the same property conveyed to Jose D. Padilla and wife, Esthella Padilla, by Warranty Deed from George L. Allen and wife, June S. Allen, dated August 18, 2006, of record in Instrument No. 20060822-0103495, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 3700, page 114, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1244 Shawnee Road, Madison, TN 37115.

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 in 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/our hand(s) this 4th day of August, 2017.

Jose D. Padilla

Jose D. Padilla

Esthella Padilla

Esthella Padilla

STATE OF TN

COUNTY OF SUMNER

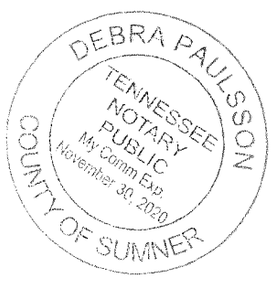
Personally appeared before me, a Notary Public of said County and State, Jose D. Padilla and Esthella Padilla, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2017.

Debra Paulsson

NOTARY PUBLIC

My Commission Expires: 11-30-2020



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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY