WARRANTY DEED

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00.**

J Vides Alegria.
Affiant

Subscribed and sworn to before me this 30 day of August, 2017

Notary Public
My Commission expires: 6/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kisna E. Aguilar	SWBC Mortgage Corporation	162-03-00-92.00
105 McLendon Court	9311 San Pedro, Suite 100	
Antioch, TN 37013	San Antonio, TX 78216	

Davidson County DEEDWARR
Recvd: 09/05/17 10:33 2 pgs
Fees:13.00 Taxes:444.00
20170905-0090846

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Victor Manuel Vides Torres and Lucilla Alegria Portillo, Husband and Wife** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kisna E. Aguilar and J Vides Alegria, Wife and Husband** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Colewood Hills, Section 1, of record in Book 4300, Page, 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete Description.

Being the same property conveyed to Victor M. Vibes - Torres and Wife, Lucilla Alegria Portillo, by Warranty Deed from Carrie B. Floyed Barber, married, of record in Instrument No. 20070321-00334299, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,232.88 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 162-03-00-9200.
- Subject to all matters as shown on the Plan of record in Plat Book 4300, page 130, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4548, page 912, Register's Office for Davidson County, Tennessee.

This is improved property known as: **105 McLendon Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 30, 2017.

Victor Manuel Vides Torres

Victor Manuel Vides Torres

Lucilla Alegria Portillo

Lucilla Alegria Portillo

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Victor Manuel Vides Torres and Lucilla Alegria Portillo** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2017

My commission expires 12/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.