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Bill Garrett Davidson County
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09/26/2017 02:13:52 PM 2 pgs
Fees: $13.00 Taxes: $569.80

20170926-0098571

#1496

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Javier Ivan Salcedo Soto and wife, Nubia Salcedo Soto	SWBC Mortgage Corp	Map 1148-08-0-
4881 Long Branch	9311 San Pedro #100	Parcel 218.00
Antioch, TN 37013	San Antonio, TX 78216	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Walter E. Thomas and wife, Dottie F. Thomas,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Javier Ivan Salcedo Soto and Nubia Salcedo Soto, husband and wife,** The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Terragon Trails Section Nine, of record in Book 5200, page 85, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Walter E. Thomas and wife, Dottie F. Thomas by warranty deed dated July 7th, 1986 from Steven W. Taylor and wife, Sheila Taylor of record in Book 6914, page 941, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. 2017 Taxes, a lien now yet due and payable and assumed by Grantee.
2. Restrictions of record in Book 5341, page 983, said Register's Office.
3. Deed of Easement granted to Walter E. Thomas and wife, Dottie F. Thomas from Sean M. Sweeney for the portion of Lot 32 fence encroached onto Lot 31 as set out in Book 6980, page 502, if still applicable, said Register's Office.
4. Any and all matters appearing on the Plan of record in Plat Book 5200, page 85, said Register's Office.

This is improved property commonly known as **4661 Long Branch, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $154,000.00.

Affiant

Subscribed and sworn to before me this 28th day of September, 2017.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

Notary public:
My commission expires: 3/15/2020

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of September, 2017.

WALTER E. THOMAS

DOTTIE F. THOMAS

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WALTER E. THOMAS AND DOTTIE F. THOMAS** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 25th day of **September, 2017.**

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/21/2018