STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF October, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-9716D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Bill Garrett Davidson County
Batch# 8838 DEEDWARR
10/05/2017 10:39:37 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20171005-0102335

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deysi P. Portillo Marroquin and Ana Celia Carranza (NAME)	SWBC Mortgage Corporation (NAME)	162-02-0-215.00
4057 Coleridge Drive (STREET ADDRESS)	9311 San Pedro Avenue Suite 100 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Lois V. Lutzweiler, Trustee for The David and Lois V. Lutzweiler Revocable Trust dated June 3, 2011**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deysi P. Portillo Marroquin, unmarried ~~man~~ woman, and Ana Celia Carranza, unmarried woman as tenants in common with the right of survivorship,** 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. 179 on the plan of COLEWOOD ACRES, SECTION 3, as shown by plat of record in Plat Book 4175, Page 45, and corrected in Book 4398, page 889 and Book 4404, page 571, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to The David and Lois V. Lutzweiler Revocable Living Trust, dated June 3, 2011, Lois V. Lutzweiler, Trustee from Lois V. Lutzweiler, unmarried, by Quit Claim Deed dated January 15, 2016, as Instrument No. 20160125-0007040, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 4295, page 696, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4175, page 45 and as corrected in Book 4398, page 889 and Book 4404, page 571, Register's Office for Davidson County, Tennessee.
3. Certification of Trust of record in Instrument No. 20110603-0042903, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4057 Coleridge Drive, Antioch, TN 37013.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 3rd day of October, 2017.

THE DAVID AND LOIS V. LUTZWEILER
REVOCABLE TRUST DATED JUNE 3, 2011

By: Lois V. Lutzweiler Trustee
Lois V. Lutzweiler, Trustee

October 03, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lois V.Lutzweiler, Trustee for The David and Lois V. Lutzweiler, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of October, 2017.

My Commission Expires: 3.17.20

Notary Public

BRIAN L. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066