WARRANTY DEED

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

File No. TE0003624

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Jamie Dewey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfredo Carcamo Rodriguez (NAME)	SWBC Mortgage Corp (NAME)	150-01-0-336.00
2912 Moss Spring Road (ADDRESS)	9311 San Pedro #100 (ADDRESS)	
Nashville, TN, 37013 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 36315 DEEDWARR
12/12/2017 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20171212-0126513

FOR AND 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 ACKNOWLEDGED, I, **Red Lily Real Estate,** a Tennessee Professional Limited Liability Company HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alfredo Carcamo Rodriguez,** unmarried man, HEREINAFTER CALLED THE GRANTEE, 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. 71 on the Plan of Edge-O-Lake Estates, Section 18, of record in Plat Book 4675, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Red Lily Real Estate, a Tennessee Professional Limited Liability Company, by Warranty Deed from Joshua L. Bullock and wife, Allison N. Bullock, dated September 27, 2017, recorded September 28, 2017, and appearing of record in Instrument No. 20170928-0099517, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2912 Moss Spring Road, Nashville, TN 37013
(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 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. 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 hand this 11th day of December, 2017.

Red Lily Real Estate

By: Tara Leurs, Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Tara Leurs, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Sole Member of Red Lily Real Estate, a Tennessee LLC, the within named bargainor, and that she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Sole Member.

Witness my hand this 11th day of December, 2017.

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

