Bill Garrett Davidson County
Batch# 67870 DEEDWARR
03/12/2018 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20180312-0023233

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 59459
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brenda Lidia Garcia Juarez 3400 Country Hill Road Antioch, TN 37013	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 15003002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$222,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cassandra Evans, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brenda Lidia Garcica Juarez, unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of The Country, Section Two of record in Book 5050, page 40 amended in Book 5225, page 346, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry Evans and Cassandra Evans, a married couple, as joint tenants with right of survivorship and not as tenants in common by Special Warranty Deed from The Secretary of Veterans Affairs, an Officer of the United States of America, dated August 23, 2013 and recorded on September 3, 2013 of record in Instrument No. 20130903-0092476, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 17, 2017, recorded on July 20, 2017, of record in Instrument No. 20170720-0073562, said Register's Office. Larry Evans conveyed his interest in subject property to Cassandra Evans.

Larry Evans, spouse of Cassandra Evans joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, page 40 amended in Book 5225, page 346, said Register's Office, to which plan reference is hereby made for a more complete description.
Restrictions of record in Book 5111, page 606, said Register's Office.

This is improved property, known as 3400 Country Hill Road, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of March, 2018.

Cassandra Evans **Larry Evans**

State of Tennessee

County of Davidson

On this 9th day of March, 2018, before me the undersigned authority, personally appeared Cassandra Evans and Larry Evans, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $222,000.00.

Affiant

Sworn and subscribed before me this ~~9th~~ 12th day of March, 2018.

Notary

My Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

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, the undersigned, 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: 11-30-2020

Notary's Seal (if on paper)

