Bill Garrett Davidson County
Batch# 88062 DEEDWARR
05/03/2018 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20180503-0042490

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-42884

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: My Comm. Expires: April 3, 2019

(AFFIX SEAL)

NANCY L SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Corey Jeffrey	SWBC Mortgage Corporation	180 04 0B 113.00
(NAME)	(NAME)	
960 Morning Road	9311 San Pedro Ave, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amber E. Salcedo fka Amber E. Larason, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Corey Jeffrey and Ashley Jeffrey, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 123, on the Plan of Final Plat of BrookView Forest, Phase IV, of record in Plat Instrument No. 20061107-0138639, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amber E. Larason by Quit Claim Deed from Trevor Lai and Amber E. Larason, dated 08/08/2012 recorded 08/09/2012, of record in Instrument No. 20120809-0071102, in the Register's Office for Davidson County, Tennessee, under the final Decree of Divorce with the 4th Circuit Court for Davidson County, Tennessee Docket No. 11D3559.

Being the same property conveyed to Trevor Lai and Amber E. Larason, two unmarried persons by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated 07/10/2007 recorded 07/12/2007, of record in Instrument No. 20070712-0083090, in the Register's Office for Davidson County, Tennessee.

Patrick Salcedo joins in this conveyance to convey any and all marital interest he may have in the subject property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3613 Fairmeadows Court, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 2 day of May 2018.

Amber E. Salcedo fka Amber E. Larason

Patrick Salcedo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Amber E. Salcedo fka Amber E. Larason and Patrick Salcedo , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this 2 day of May, 2018

Notary Public

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

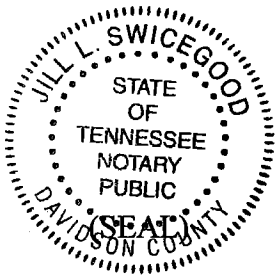
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/14/2018

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