Bill Garrett Davidson County
Batch# 90225 DEEDWARR
05/08/2018 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $558.70
20180508-0044167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~7TH~~ 8th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
OCT 2 0 2020

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

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0280

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Blanca Yesenia Vanegas Garcia	SWBC Mortgage Corp.	#14810003800
(NAME) 3905 Creekside Dr.	(NAME) 9311 San Pedro; #100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty-One Thousand And No/100 Dollars ($151,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GILBERTO VARELA AND WIFE, AGUSTINA S. VARELA, AKA AUGSTINA S. VARELA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BLANCA YESENIA VANEGAS GARCIA, UNMARRIED WOMAN,

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. 49 on the Plan of Locustwood Subdivision, Section Five, of record in Plat Book 2663, Page 43, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gilberto Varela and wife, Augstina S. Varela by deed from John A. Gaddy, unmarried, and James D. Woolems and wife, Brenda L. Woolems, of record in Book 9907, Page 2, dated December 29, 1995, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2739, Page 397, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 43, said Register's Office.

Augstina S. Varela and Agustina S. Varela being one and the same person.

unimproved ☐
This is improved ☒ property, known as 3905 Creekside Dr., Nashville, TN 37211
(House No.) (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 our hands this 7th day of May, 2018.

Gilberto Varela

Agustina S. Varela

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2018, before me personally appeared Gilberto Varela and wife, Agustina S. Varela to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 7th day of May, 2018.

Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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)

