NEW OWNER:

Jose Luis Perez
224 Emery Drive
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0271 MJ

SEND TAX BILLS TO:

~~New Owner~~
SWBC Mortgage Corp
9311 San Pedro
Suite 100
San Antonio TX. 78216

Map 095 Group 12-0 Parcel 076.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 98295 DEEDWARR
05/30/2018 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20180530-0051594

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN E. CONDON AND MARY L. RUCKER**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOSE LUIS PEREZ, A MARRIED MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 11 on the plan of Lakeland, and of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to John E. Condon and Mary L. Rucker, by Special Warranty Deed from U.S. Bank, National Association, N.D., dated October 19, 2011, and of record in Instrument No. 20111024-0082325, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 224 Emery Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 25th day of **May, 2018**.

JOHN E. CONDON

MARY L. RUCKER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN E. CONDON AND MARY L. RUCKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of **May, 2018**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **280,000.00** .

AFFIANT

Sworn to and subscribed to before me this 25th day of **May, 2018**.

NOTARY PUBLIC

My commission expires: NOV 0 8 2021

J. ANDREW WILLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER