THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Maria Castaneda Castillo and Guillermo
Enrique Paniagua Machuca
2916 Walnut Crest Drive
Antioch, TN 37013
SEND TAX BILLS TO: SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

Bill Garrett Davidson County
Batch# 106702 DEEDWARR
06/20/2018 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20180620-0059243

WARRANTY DEED

(Map 150-09-0, Parcel 025.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **GRADY T. MARTIN and wife, RENEE L. MARTIN, as tenants in common**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **MARIA D. CASTANEDA CASTILLO and GUILLERMO PANIAGUA, wife and husband**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 151, Plan of Forest View Park, Section I, according to plat and survey of same appearing of record in Plat Book 3700, page 109 and 110, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Renee Ledford Webb, by Warranty Deed from Mary H. White, dated January 30, 1973, of record in Book 4687, page 195, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated November 11, 2003, Grady T. Martin and wife, Renee L. Martin (a/k/a Renee Ledford Webb Martin), conveyed all of their right, title, and interest in said property to Grady T. Martin and wife, Renee L. Martin, as tenants in common, of record in Instrument No. 20031114-0166640, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 3700, page 109 and 110; to Restrictive Covenants of record in Book 4115, page 674, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2916 Walnut Crest Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 19th day of June, 2018.

Grady T. Martin by Renee L. Martin Attorney in Fact

Grady T. Martin

Renee L. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grady T. Martin and Renee L. Martin, the bargainors, 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 the purposes therein contained.

Witness my hand and official seal, this the 19th day of June, 2018.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of June, 2018.

Notary Public

My commission expires: May 15th, 2021

File No. 20180416

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY