WARRANTY DEED

Bill Garrett Davidson County
Batch# 123993 **DEEDWARR**
08/02/2018 10:31:58 AM 2 pgs
Fees: $13.00 Taxes: $847.30

20180802-0075705

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of August, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MATTHEW J. MCDONALD STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 07-25-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
MSB Trust Holdings, LLC	MSB Trust Holdings, LLC	149 15 0A 259.00
(NAME)	(NAME)	
PO Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Five Thousand And No/100 Dollars ($235,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Oswaldo F. Paxtor, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MSB Trust Holdings, LLC, a Delaware Limited Liability Company**, 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 Number 312 on the Plan of Phase 3 Cambridge Forest, R-15 Residential P.U.D. of record in Instrument Number 20010628-0068483 and amended in Instrument Number 20020503-0054630, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oswaldo F. Paxtor, Unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. dated March 31, 2010 and recorded April 5, 2010 as Instrument No. 20100405-0024835, in said Register's Office for Davidson County, Tennessee.

Reina Rojas Paxtor joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FND-185794SSO

unimproved ☐
This is improved ☒ property, known as 1661 Bridgecrest Dr, 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 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, has 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 30 day of July, 2018

Oswaldo F. Paxtor

Reina Rojas Paxtor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Oswaldo F. Paxtor and Reina Rojas Paxtor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 of July, 2018.

Notary Public
My Commission Expires: 7.17.21
(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

After Recording Return To:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120

RT File No.: 18110481
TG: 7106545
~~TG~~: 281369

Tribeca
No:

File Number: FND-185794SSO