Karen Y Johnson Davidson County
Batch# 137565 DEEDWARR
09/06/2018 11:12:30 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20180906-0088328

Prepared by:

Steltemeler and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me this 31st day of August, 2018.

Arbunes Collins
Notary Public

My Commission Expires: 1-4-21

18-0381

Address of New Owner:	Send Tax Bills to:	Tax Information:
Gabriel Reyes Sorto	SLBC Mortgage Corp	
433 Cedarcliff Road	9311 San Pedro #700	150-05-0-131.00
Antioch, TN 37013	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Hugo Martinez Garcia, unmarried,

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

Gabriel Reyes Sorto and Sandra Reyes De Reyes, husband and wife, and Jonatan E. Reyes Reyes, an unmarried man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 225, on the Plan of Cherry Hills Subdivision, Section IV, as of record in Book 4460, Page 21, Register's Office for said County.

Said Lot No. 225, fronts 78.0 feet on the westerly side of Cedarcliff Road and extends back 136.83 feet on the northerly line and 135.96 feet on the southerly line to a dead line measuring 84.17 feet thereon.

Being the same property conveyed to Hugo Martinez Garcia, by Special Warranty Deed dated April 29, 2010 from Fannie Mae a/k/a Federal National Mortgage Association, recorded June 9, 2010 at Instrument No. 20100609-0044779, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **433 Cedarcliff Road, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 31st day of August, 2018.

Hugo Martinez Garcia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hugo Martinez Garcia, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2018.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/06/2019