Karen Y Johnson Davidson County
Batch# 145033 DEEDWARR
09/25/2018 12:57:48 PM 2 pgs
Fees: $13.00 Taxes: $776.63

20180925-0094940

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $209,899.00

Affiant

Subscribed and sworn to before me, this 14 day of Sept, 2018.

Notary Public

My commission expires: 6/21/22

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Miguel Santana Ruiz	SWBC Mortgage	**05107008400**
305 W Due West Avenue	9311 San Pedro #100	
Nashville, TN 37115	San Antonio, TX. 78216	

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 ACKNOWLEDGE, WE,

Shannon Bradshaw, single

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

Miguel Santana Ruiz, unmarried man

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. 9 on the plan of Part I, Oakland Acres Subdivision, of record in Plat Book 1424, page 53, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shannon D. Bradshaw and Robert J. Collins, Sr., joint tenants with right of survivorship by Warranty Deed from James Duncan Gibson and wife, Tracy L. Gibson dated August 26, 1998, of record in Book 11091, page 726, Register's Office for Davidson County, Tennessee. By order of the Second Circuit Court for Davidson County, Tennessee, Docket No. 02D-160, Robert J. Collins, Sr. was divested of all interest in subject property, and said interest was vested solely in Shannon D. Bradshaw. A copy of said order is recorded in Instrument No. 20020821-0100966, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 1584, page 23, said Register's Office.

Easements of record in Book 4203, page 236, said Register's Office.

R 18-3085

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 305 W Due West Avenue, Nashville, TN 37115.

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 in 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.

Shannon Bradshaw Date: 9/14/18
Shannon Bradshaw

_____ Date: _____

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Shannon Bradshaw, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2018.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER