Karen Y Johnson Davidson County
Batch# 151504 DEEDWARR
10/15/2018 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20181015-0102057

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0776

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Camerino Payan Galvan and Saharla Nur	SWBC Mortgage Corp.	174110B03900
(NAME) 4416 Luke Drive	(NAME) 9311 San Pedro #100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-SIX THOUSAND AND NO/100 DOLLARS ($326,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
SETH WELLS AND WIFE, LISA WELLS,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
CAMERINO PAYAN GALVAN AND SAHARLA NUR, HUSBAND AND WIFE,
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. 39 on the plan of The Grove at Cane Ridge, Phase Three, as shown by plat of record in Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Seth Wells by deed from Randall Clemons, Trustee, for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette of record in Instrument 20140317-0021741, Register's Office for said County, dated March 14, 2014.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20000905-0087103; Instrument No. 20001204-0119093; Instrument No. 20010815-0088370; Instrument No. 20040319-0031603; Instrument No. 20041102-0131848; Instrument No. 20100526-0040558; Instrument No. 20060112-0004819; Instrument No. 20101228-0102708; Instrument No. 20120524-0045182; Instrument No. 20120604-0048269, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20131016-0108127, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4416 Luke Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 11th day of October, 2018.

Seth Wells

Lisa Wells

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Seth Wells and Lisa Wells, 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 and official seal this, 11th day of October, 2018.

My Commission Expires:

09-21-21

America Cano
Notary Public

AMERICA CANO
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-21-21
Notary ID # 12954382-2

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

