Karen Y Johnson Davidson County
Batch# 177132 DEEDWARR
12/21/2018 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $862.10
20181221-0124375

WARRANTY DEED

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF December, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/22/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Castillo Bonilla and Jose Castillo Argueta	SWBC Mortgage Corp.	
(NAME) 2735 Mossdale Drive	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37217	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Timothy Thompson and Shaina O Thompson, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria E. Castillo Bonilla and Jose Castillo Argueta, both unmarried, as tenants in common**, HEREINAFTER CALLED THE GRANTEE, 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. 230 on the Plan of Edge-O-Lake Estates, Section 3, as of record in Plat Book 3600, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 230 fronts 84.82 feet on the south side of Mossdale Drive and runs back between lines, 161.13 feet on the easterly line and 209.21 feet on the westerly line, to a line in the rear on which it measures 81.09 feet.

FOR INFORMATION PURPOSES ONLY: 2735 Mossdale Drive, Nashville, TN 37217

Being the same property conveyed to Timothy Thompson and Shaina O. Thompson by virtue of that certain Warranty Deed dated January 6, 2016, and being of record at Instrument No. 20160106-0001265 in the amount of $179,900.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2735 Mossdale Dr. Nashville, TN 37217
(House Number) (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 my hand this 17th day of December, 2018.

Timothy Thompson

Shaina O Thompson

STATE OF Georgia
COUNTY OF Chatham

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified **Timothy Thompson and Shaina O Thompson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of December, 2018.

Notary Public

My Commission Expires: 12/7/18

MICHELLE ANN STENSON
Notary Public, Georgia
Chatham County
My Commission Expires
December 07, 2020

MICHELLE ANN STENSON
Notary Public, Georgia
Chatham County
My Commission Expires
December 07, 2020

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, Amanda J. Arthur, 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: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires