Karen Johnson Davidson County
Batch# 184431 DEEDWARR
01/16/2019 11:24:30 AM 2 pgs
Fees: $13.00 Taxes: $506.90
20190116-0004528

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2019.

Notary Public

File No. TE0004837

MY COMMISSION EXPIRES: 7/8/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul J. Clement	SWBC Mortgage Corp.	108-12-0-126.00
(NAME)	(NAME)	
3230 Lakeford Dr	9311 San Pedro Ave, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214	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, I, **Teresa Marlene Stiles, now known as Teresa Marlene Vite, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul J. Clement, single man,** 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:

Lot 34B, Zone Lot Division, Section Three of EAST LAKE SUBD, a subdivision as shown on plat of record in Plat Book 5200, Page 678, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Teresa Marlene Stiles, by Special Warranty Deed, from U.S. Bank National Association, f/k/a first Bank National Association, TR U/A dtd 3-1-00 (EQCC Home Equity Loan Trust 1999-1), of record in Instrument No. 20010201-0009975, in the Register's Office of Davidson County, Tennessee, dated January 24, 2001 and recorded on February 1, 2001.

Alvaro Vite, spouse of Teresa Marlene Stiles, is executing this deed for purposes of relinquishing any and all of his marital rights to subject property. Teresa Marlene Stiles and Teresa Marlene Vite are one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3230 Lakeford Dr, Nashville, TN 37214

(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 10th day of January, 2019.

Teresa Marlene Vite
Teresa Marlene Vite

ALVARO Vite
Alvaro Vite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Teresa Marlene Vite and Alvaro Vite, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of January, 2019.

Leslie Garside
Notary Public

LESLIE GARSIDE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY