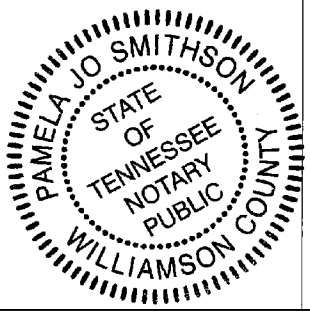
Karen Johnson Davidson County
Batch# 185852 DEEDWARR
01/18/2019 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20190118-0005362

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $199,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of January, 2019.

Notary Public

My commission expires: 3/13/22

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Jaime Reyes<br>Wendy Lissette Reyes Lemus | SWBC Mortgage | |
| 2613 Edge O Lake Drive | 9311 San Pedro #100 | 149-04-0-114.00 |
| Nashville, TN 37217 | San Antonio, TX 78216 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES RALPH ROBERT AND WIFE, SHIRLEY CARTER ROBERT, TRUSTEES OF THE ROBERT TRUST U/A/D AUGUST 03, 1995**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WENDY LISSETTE REYES LEMUS, AN UNMARRIED WOMAN, AND JAIME REYES, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 498 on the Plan of Section Six, Edge-O-Lake Estates of record in Plat Book 3700, Pages 15 and 16, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 498 fronts 80.0 feet on the Southerly side of Edge-O-Lake Drive and runs back between lines 183.15 feet on the Westerly line and 160.54 feet on the Easterly line to a dead line in the rear on which it measures 83.13 feet.

Being the same property conveyed to James R. Robert and wife, Sandra H. Robert by Warranty deed from Individualized Homes, Inc., of record in Book 4046, page 479, Register's Office for Davidson County, Tennessee, dated August 10, 1966 and recorded on August 12, 1966.

Being the same property conveyed to James R. Robert by Quitclaim deed from Sandra H. Robert of record in Book 8068, page 549, Register's Office for Davidson County, Tennessee, dated March 20, 1990 and recorded on March 20, 1990.

Being the same property conveyed to James Ralph Robert and wife, Shirley Carter Robert, Trustees U/A/D August 03, 1995 by Quitclaim deed from James R. Robert, Individually of record in Book 9967, page 668, Register's Office for Davidson County, Tennessee, dated November 15, 1995 and recorded on March 05, 1996.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2613 Edge O Lake Drive, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of January, 2019.

***The Robert Trust U/A/D August 03, 1995***

Trustee
James Ralph Robert, Trustee

Shirley Carter Robert, Trustee
Shirley Carter Robert, Trustee

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 James Ralph Robert and Shirley Carter Robert, Trustees of The Robert Trust U/A/D August 03, 1995, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of January, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON ... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

# 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, Shauna Daniels, 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: 07/05/2021

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021