31592-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 196154 DEEDWARR
02/19/2019 09:25:07 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190219-0014558

ANDREW THOMAS WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$200,000.00.**

Jose Rolando Rivas Martinez
Affiant

Subscribed and sworn to before me this 15 day of February, 2019.

Notary Public
My Commission expires: 11/8/21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jose Rolando Rivas Martinez	SWBC Mortgage Corporation	164-16-0A-029.00CO
600 Big River Run	9311 San Pedro, Suite 100	
Antioch, TN 37013	San Antonio, TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Pervaiz Manzoor and wife, Zeba Manzoor**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jose Rolando Rivas Martinez,*** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: ***single man**

Being Lot No. 94, on the plan of Meadow Woods, Section 2 of record in Instrument Number 20000309-0024168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pervaiz Manzoor from Jerry Butler by Warranty Deed on April 27, 2001, of record in Instrument Number 20010611-0061399, Register's Office for Davidson County, Tennessee. Also see Quitclaim Deed from Jerry Butler Builders, LLC of record in Instrument Number 20190219-0014557, Register's Office for Davidson County, Tennessee.

NOTE: Zeba Manzoor joins in this conveyance to convey any and all interest she may have in the said property, including but not limited to her marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20000309-0024168, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20000524-0051988, as amended in Instrument Number 20010911-0098356, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11387, Page 931, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **600 Big River Run, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 14, 2019.

Pervaiz Manzoor

Zeba Manzoor

STATE OF Virginia **COUNTY OF** Montgomery

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pervaiz Manzoor** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 14, 2019

Wanda Irene Goad
Notary Public

My commission expires Jan 31, 2022

WANDA IRENE GOAD
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31. 2022
COMMISSION # 7778268

STATE OF Virginia **COUNTY OF** Montgomery

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Zeba Manzoor** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 14, 2019

Wanda Irene Goad
Notary Public

My commission expires Jan 31, 2022

WANDA IRENE GOAD
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31. 2022
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