(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 213214 DEEDWARR
04/03/2019 10:44:05 AM 2 pgs
Fees: $13.00 Taxes: $788.84

20190403-0030155

19-0051

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $213,200.00.

Affiant

Subscribed and sworn to before me this 29th day of March, 2019.

Notary Public
My Commission Expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Abel A. Rodriguez Matute	SWBC Mortgage	
5133 Seabisquit Drive	9311 San Pedro Avenue, #100	150-14-0D-016.00-CO
Antioch, TN 37013	San Antonio, TX 78216	

WARRANTY DEED

For and in 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

Meghakanya Bradley, formerly known as Meghakanya B. Rodriguez, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Abel A. Rodriguez Matute, unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, a Planned Unit Development, of record at Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Meghakanya B. Rodriguez, a married woman, by Warranty Deed dated May 24, 2016 from BMCH Tennessee, LLC, a Delaware limited liability company, recorded May 25, 2016 at Instrument No. 20160525-0052352 Register's Office for Davidson County, Tennessee. Meghakanya B. Rodriguez and Meghakanya Bradley are one and the same person.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5133 Seabisquit Drive, Antioch, TN 37013.**

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 29th day of March, 2019.

Meghakanya Bradley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Meghakanya Bradley**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of March, 2019.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann, Notary Public

My Commission Expires: 2/20/2023