WARRANTY DEED

Karen Johnson Davidson County
Batch# 292303 DEEDWARR
09/27/2019 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $867.65
20190927-0098533

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF Sept, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(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
Salvador Jose Rodriguez Majano	SWBC Mortgage Corp.	
(NAME)	(NAME)	14808018600
4616 Xavier Drive	9311 San Pedro Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, **Raul Rondon Ortiz and Aracelis Castillo, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Salvador Jose Rodriguez Majano and Yolanda M. Torres Giron, husband and wife,** 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. 44 on the Plan of Hazelwood, Section 17, of record in Book 5210, Page 30, Register's Office for Davidson County, Tennessee.

SAID Lot No. 44 front 70.02 feet on the southeasterly margin of Xavier Drive and extends back 140.00 feet on the northeasterly line and 95.22 feet on the southwesterly line to a twice broken line in the rear, measuring 106.15 feet thereon.

Being the same property conveyed to Raul Rondon Ortiz and Arcelis Castillo, by virtue of that certain Warranty Deed dated March 15, 2019, and being of record at Instrument No. 20160317-0025411, in the amount of $119,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditionsin including those located at Book 4418, Page 729 and Book 4562, Page 148 and Book 5305, Page 834, 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 4616 Xavier Dr. Antioch, TN 37013
(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 26th day of September, 2019.

Raul Rondon Ortiz

Aracelis Castillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Raul Rondon Ortiz and Aracelis Castillo, husband and wife,** 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 26th day of September, 2019.

Notary Public

My Commission Expires: 12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Venikkia Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21