# WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

O-JL-19-1000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/03/23
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 330616 DEEDWARR
12/16/2019 03:56:51 PM 2 pgs
Fees: $13.00 Taxes: $717.80
20191216-0129713

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Sbeydi Cristina Roblero Salto** | **SWBC Mortgage** | |
| (NAME) | (NAME) | **043-16-0-142.00** |
| **1000 Cheyenne Blvd** | **9311 San Pedro Ave., Ste. 100** | |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | **San Antonio, TX 78216** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUMMERCO HOME BUYERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SBEYDI CRISTINA ROBLERO SALTO, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Section I, Revised Arrowhead Estates of record in Plat Book 4955, Page 27, in the 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 Summerco Home Buyers, LLC, a Tennessee Limited Liability Company by Warranty deed from Coty R. Maynard, unmarried of record in Instrument No. 20190814-0081251 Register's Office for Davidson County, Tennessee, dated August 12, 2019 and recorded on August 14, 2019.

This conveyance is subject to:
- Taxes for the year 2020and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 27, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 5154, Page 59, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 Cheyenne Blvd, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 13 DAY OF DECEMBER, 2019.

Summerco Home Buyers, LLC, a Tennessee Limited Liability Company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SUMMERCO HOME BUYERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of December, 2019.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212