Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

William G Dwyer
Affiant

Subscribed and sworn to before me, this 2 **day of January, 2020.**

Notary Public
My commission expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 338068 DEEDWARR
01/03/2020 08:38:30 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20200103-0000671

04-1912-57476

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ann E. Dwyer	Cardinal Finanical Company, Limited Partnership	182-06-0-A-246.00 CO
7224 Legacy Drive	P.O. Box 0054	
Antioch TN 37013	Palatine, IL 60055-0054	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alex M. Siguenza, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ann E. Dwyer and William P. Dwyer, wife and husband**, hereinafter called the Grantees, their successors 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. 256, on the Plan of Old Hickory Hills Phase Two - Section Three, of record in Instrument No. 20040420-0044507 and corrected in the Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alex M. Siguenza, married by deed from Greenvale Construction, LLC, A Tennessee Limited Liability Company, dated December 1, 2004, recorded January 13, 2005, of record in Instrument No. 20050113-0005128, Register's Office for Davidson County, Tennessee.

Julia A. Brito Martinez, spouse of Grantor, is joining in the execution of this instrument to convey marital interests, if any, in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7224 Legacy 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of January, 2020.

Alex M. Siguenza

Julia A. Brito Martinez

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Alex M. Siguenza and Julia A. Brito Martinez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 2nd day of January, 2020.

Notary Public

My Commission expires: 3/31/20

TONJA COX
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY