Karen Johnson Davidson County
Batch# 419034 DEEDWARR
06/18/2020 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200618-0064144

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 12th day of June, 2020.

Notary Public
My commission expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maricela N. Almanza **Juan Jose Paredes**	**SWBC MORTGAGE**	**01100009900**
3258 Freeman Hollow Road	**9311 San Pedro #100**	
Goodlettsville, TN 37072	**San Antonio, TX 78216**	

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 ACKNOWLEDGE, WE,

Tomas M. Whitley and Barbara L. Whitley, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maricela N. Almanza, married and Juan Jose Paredes, unmarried as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 10th Councelmanic District of Davidson County, Tennessee, located in Goodlettsville on the Easterly margin of Freeman Hollow Road bounded on the North by Hasting on the East and South by Tews and on the West by Freeman Hollow Road described according to a composite description derived from surrounding property owners deed descriptions and field measurements shown on a mortgage loan inspection dated 6/21/04 by Campbell, Mcrae and Associates Surveying, Inc. (John Hood TN. R.L.S.#1838 as follows:

Beginning at an iron rod (old) on the Easterly margin of Freeman Hollow Road, said rod being the Southwest corner of the Samuel Hasting Land (Inst #20000721-0072012 R.O.D.C., TN and Book 10763, Page 915 R.O.D.C., TN) thence leaving said Easterly margin with said Hasting and a fence as described in Book 10763, Page 915 R.O.D.C. Northeasterly 235.61 feet to a point, thence Northeasterly 144.38 feet to a point, thence Northeasterly 267.91 feet to a point in the Westerly line of the Heinz Tews Land (Book 9076, Page 165 R.O.D.C., TN) thence with said Tews as described in Book 9076, Page 165 R.O.D.C., TN S 14' 6' 29' W 481.35 feet to an iron rod (old), thence continuing with Tews (Book 7686, Page 860) as described in the exclusion in Book 7156, Page 572 R.O.D.C., TN N74' 31' 34: W 481.99 feet to an iron rod (old) on said Easterly margin of Freeman Hollow Road, thence with said margin with a curve to the left with a radius of 717.56 and an arc length of 165.62 feet to the point of beginning.

Being the same property conveyed to Thomas M. Whitley and Barbara L. Whitley, as tenants by the entirety, by Tennessee Special Warranty Deed from Wells Fargo Bank, NA as Trustee For The Benefit Of The Certificateholders of Asset Backed Pass Through Certificates Series 2004-WCW1, dated May 17, 2007, of record in Instrument No. 20070604-0066076, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 3258 Freeman Hollow Road, Goodlettsville, TN 37072.

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 in 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.

Tom Whitley Date: 6-12-20
Tomas M. Whitley

Barbara L Whitley Date: 6/12/20
Barbara L. Whitley

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Tomas M. Whitley and Barbara L. Whitley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2020.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020



True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

