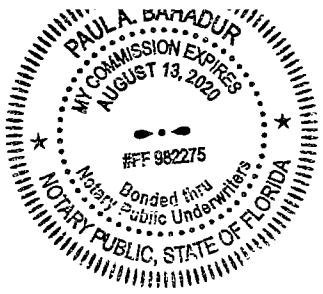
Karen Johnson Davidson County
Batch# 421016 DEEDWARR
06/19/2020 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20200619-0065278



STATE OF TENNESSEE / COUNTY OF DAVIDSON — FLORIDA / BROWARD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Darlene Ione Epperson
Affiant

Subscribed and sworn to before me, this 10th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) Aug 13th 2020

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fernando Jimenez Hernandez and Teresita D. Angulo Garcia, Husband and Wife	SWBC Mortgage Corp. (NAME)	
613 Country Meadow Court (ADDRESS)	9311 San Pedro #100 (ADDRESS)	150-07-0-196-00
Antioch, TN 37013-1248 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Darlene Ione Epperson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Fernando Jimenez Hernandez and Teresita D. Angulo Garcia, Husband and Wife, hereinafter called the Grantees, their heirs 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. 173 on the Plan of The Country, Section Five, of record in Plat Book 5200, Page(s) 271 and 272, 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 James W. Epperson and Natalie Epperson by Warranty Deed from Jerry W. Foster and wife, Nina L. Foster, of record in Book 7929, Page 873, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James W. Epperson by Quitclaim Deed from Natalie Epperson, of record in Book 8248, Page 539, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Natalie Epperson and husband, James W. Epperson, by Quitclaim Deed from James W. Epperson, of record in Book 9271, Page 235, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Epperson by Quitclaim Deed from Natalie Epperson, of record in Instrument No. 20070627-0076611, Register's Office for Davidson County, Tennessee, dated May 20, 2007 and recorded on June 27, 2007. The said James W. Epperson having since died intestate, leaving as his sole heir his spouse Darlene Ione Epperson, as shown by Affidavit of Heirship of record in Instrument No. 20191218-0130339, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 613 Country Meadow Court, Antioch, TN 37013-1248
(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/our hand(s) this 10th day of June, 2020.

WARRANTY DEED
(Continued)

Darlene Ione Epperson

STATE OF FL
COUNTY OF Broward.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darlene Ione Epperson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2020.

Notary Public

My Commission Expires: May 13th 2020

(SEAL)



RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Patterson

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jessica Monteith, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JESSICA E. MONTEITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 02/19/2024