Karen Johnson Davidson County
Batch# 452457 DEEDWARR
08/07/2020 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200807-0088154

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2020.

Notary Public:
My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jose Daniel Vigil 931 Due West Ave. N. Nashville, TN 37115	**SWBC Mortgage Corp** **9311 San Pedro #100** **San Antonio, TX 78216**	051-01-0-047.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michele Burks, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Jose D. Vigil and Sandra M. Beltran Gonzalez, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described according to a survey by Volunteer Land Surveying Services, Phillip E. Homes, Jr., RLS #1728, dated July 20, 2020 and described as follows, to-wit:

Beginning at an iron pin at the Southeasterly R.O.W. Intersection of Due West North and Due West Valley Drive; thence South 88 05 28 East 99.27 feet to an iron pin; thence South 01 28 33 West 500.04 feet to an iron pin; thence North 87 59 13 West 113.08 feet to a P.K. Nail; thence North 03 03 31 East 499.92 feet to the point of beginning containing 1.21 acres +/-.

BEING the same property conveyed to Michele Burks, married, by Warranty Deed from Alice Marie Dorsey, married, and Timothy Wayne Ferguson, married, dated 7/30/2014 and recorded 8/7/2014 in Instrument No. 20140807-0071095, Register's Office for Davidson County, Tennessee.

* The above-referenced property is not now, nor has it even been, the primary residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8009, Page 37

Right of Way Easement Plat of record in Book 3842, Page 193, Register's Office for Davidson County, Tennessee.

Title to any portion of said land lying within the bounds of any road or highway.

2020 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 931 Due West Ave. N., Nashville, TN 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), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 31st day of July, 2020.

Michele Burks by Devon Sutherland her attorney in fact

Michele Burks by Devon Sutherland as Attorney in Fact

State of Tennessee
County of Sumner

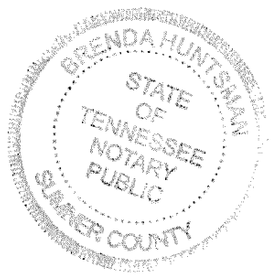
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Devon Sutherland, with whom I am personally acquainted and who proved himself to be the Attorney in fact of Michele Burks, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2020.

Commission Expires: 10/18/22

Brenda Huntsman

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202008070088154