Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1582

Karen Johnson Davidson County
Batch# 515459 DEEDWARR
11/12/2020 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $867.65
20201112-0133591

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sam Baker, a single man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Yeison Espino Ramos, a married man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Debra Heights, Section Three, of record in Book 4175, page 6, 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 Sam Baker, a single man by deed from Tammy Lynn Dunn, Executrix of the Estate of Doris Edna Mullins, Tammy Lynn Dunn and Jerry Carmack Mullins, Jr., Heirs of the Estate of Doris Edna Mullins, dated June 8, 2016, of record in Inst No. 20160609-0058355, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4773 Bowfield 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Yeison Espino Ramos	SWBC Mortgage Corp.	149-13-0-072.00
4773 Bowfield Drive	9311 San Pedro, #100	
Antioch, TN 37013	San Antonio, TX 78216	

WITNESS THE EXECUTION HEREOF this 6th day of November, 2020.

Sam Baker

State of Tennessee)
County of Davidson)

On this 6th day of November, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sam Baker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$236,000.00~~ $234,500.00

Affiant

Sworn and subscribed before me on this the 9th day of November, 2020.

Notary Public

My Commission Expires: 8.22.22

Lynda Harvel
Notary Public
State of Tennessee
Rutherford County

Certificate of Authenticity

I, Lisa K.R. Wagner, 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.

Lisa K R Wagner

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lynda Marvel, a notary public for this county and state, LISA K R Wagner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynda Marvel

Notary's Signature

My Commission Expires: 8-22-22

Notary's Seal (If on paper)

Lynda Marvel
State of Tennessee
Notary Public
Rutherford County