WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/22/22
(AFFIX SEAL)

HELEN P DEAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Karen Johnson Davidson County
Batch# 528105 DEEDWARR
12/09/2020 11:36:10 AM 2 pgs
Fees: $13.00 Taxes: $725.20

20201209-0143631

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Juan Luis Rodriguez	SWBC Mortgage	26-7-26
(NAME)	(NAME)	
146 Champney Court	9311 San Pedro Avenue, Suite 100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203376

For and 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 acknowledged, I/we, **George A. Huff, Jr. and Vivian A. Huff** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Juan Luis Rodriguez and Yaquelin Lima De Rodriguez, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 71 on the Plan of Resubdivision of Windsor Green, Phase 1, Section II, Lots 49-72 of record in Plat book 6200, page 349, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to George A. Huff, Jr and Vivian A. Huff by Quitclaim Deed from George A. Huff, Jr. dated June 27, 2016 and filed of record in Instrument No. 20160916-0097358, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 146 Champney Court, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of December, 2020

George A. Huff, Jr.

Vivian A. Huff

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, George A. Huff, Jr. and Vivian A. Huff, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th of December, 2020.

Notary Public
My Commission Expires: 3/23/21

