WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$89,000.00**

Eddie Roman Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 1999.

Notary Public

MY COMMISSION EXPIRES: 1-27-2001
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

BOOK 11710 PAGE 152

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2011 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Roman Garcia	**MIGLP, Limited Partnership DBA Mortgage Investors Group, L.P.**	**108-16-120108-16-120**
(NAME)	(NAME)	
1416 Trade Winds Court	**320 N. Cedar Bluff Road, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37217~~ 37214	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Robert G. Martin, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eddie Roman Garcia, unmarried**, 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 in Davidson County, Tennessee, being Lot No. 50 on the Plan of Lakeview Hills Subdivision, Section IV of record in Plat Book 5200, Page 642, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert Martin by deed of record in Book 8900, Page 662, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Robert Martin by Christina Swan as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11910 Page 151, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1416 Trade Winds Court, Nashville, TN ~~37217~~ 37214**

(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.

99 OCT 20 AM 11:08
REGISTER
DAVIDSON COUNTY, TN.

5744 10/20 0101 03CHECK 340.30

06483360
REFERENCE

Witness my/our hand(s) this 4th day of October, 1999.

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Robert G Martin by
Christina Swan, attorney in fact
Robert G. Martin

STATE OF Texas
COUNTY OF Tarrant

On this 4TH day of October, 1999 before me personally appeared Christina Swan, the person who executed the foregoing instrument on behalf of Robert Martin, and acknowledged that she executed the same as the free act and deed of the said Christina Swan, through Power of Attorney granted Christina Swan, by the said Robert Martin.

Pushpa G.
Notary Public

Commission Expires: 05/19/2003 10/04/1999

PUSHPA G. MARUPUDI
MY COMMISSION EXPIRES
May 19, 2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

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0648360

REFERENCE

99 OCT 20 AM 11:08

REGISTER
DAVIDSON COUNTY, TN.

		CAMT	89000.00
		CON TX	329.30
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	340.30
		CHECK	340.30
10/20/99	01	11:11 0001	1744

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529547