RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTINE L. LUND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. Exp. 8/9/09

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacobo Chalco and Marcelina Chalco (NAME)	Taylor, Bean, & Whitaker Mortgage Corporatio (NAME)	
300 Paragon Mills Road (ADDRESS)	1417 N. Magnolia Ave. (ADDRESS)	Map 133-16-0
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Ocala, FL 34475 (CITY) (STATE) (ZIP)	Parcel 150

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, **CHARLES DEVIER** a single man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JACOBO CHALCO AND WIFE, MARCELINA CHALCO**, 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. 13 on the Plan of Greenwood Hills, of record in Plat Book 3106, Page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles DeVier by Special Warranty Deed from CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc., by its duly authorized attorney in fact National Default REO Services, LLC, d/b/a First American Asset Closing Services, dated October 18, 2006, of record November 16, 2006 in Instrument No. 20061115-0141676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 300 Paragon Mills Road, Nashville, TN 37211

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.

Davidson County DEEDWARR
Recvd: 06/07/07 13:53 2 pgs
Fees:13.00 Taxes:503.20

20070607-0068448

Witness our hands this 1st day of June, 2007.

Charles DeVier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee on this 1st day of June, 2007.

Commission expires: 6/26/07

Notary Public