WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-28-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

BOX 13 # 14173

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eusebio Gallo Moran	Mortgage Investors Group	12005009400
(NAME)	(NAME)	
748 Greymont Drive	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	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, Ellis and Watts, Inc.* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eusebio Gallo Moran and wife, Mayken Arias Benitez, 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:

* a Tennessee Corporation

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Glengarry Park, Section 1, as of record in Book 2663, Page 72, Register's Office for said county.

Said Lot No. 120 fronts 75.6 feet on the southerly side of Greymont Drive and runs back 181.5 feet on the southeasterly line and 247 feet on the northeasterly line to a dead line in the rear, measuring 128.8 feet thereon.

Being the same property conveyed to Ellis & Watts, Inc.* by deed of record in Instrument No. 20070710-0082134, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 748 Greymont Drive, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 04/09/08 11:25 2 pgs
Fees:13.00 Taxes:564.25
20080409-0035836

Witness my hand this 2nd day of April, 2008.

Ellis and Watts, Inc.

By: _____
Robert E. Ellis, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **Robert E. Ellis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **himself** to be the **President** of **Ellis & Watts, Inc.**, a corporation, and that **he** as such **President**, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by **himself** as **President**.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of April, 2008.

Commission expires:

7-25-09

_____
Notary Public

Heidi Jo Clark
Notary Public
Davidson County, Tennessee
My Commission Expires July 25, 2009