WARRANTY DEED

DONNA C. PIONK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

GAVILANES-H09064

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF May, 2009.

(Affix Seal) Notary Public

My Commission Expires: 1-9-2012

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tatiana Maria Gavilanes	Franklin American Mortgage	150.02-0-054.00
516 Moss Landing Drive	501 Coporate Centre Dr.	
Antioch, TN 37013-1319	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LOETTA K. STURGILL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TATIANA MARIA GAVILANES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 75, on the Plan of Percy Priest Meadows, Section Two, of record in Plat Book 4860, page 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Loetta K. Wilson, unmarried by Deed from Michael S. Sprouse and wife, Donna E. Sprouse of record in Book 11452, page 191, recorded April 28, 1999, Register's Office for Davidson County, Tennessee.

★ Loetta K. Wilson, unmarried k/n/a Loetta K. Sturgill, unmarried
Tatiana Maria Gavilanes, Unmarried

( ) unimproved
This is (X) improved property known as 516 Moss Landing Drive, Antioch, Tennessee 37013-1319 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 29th day of May, 2009 :

★ Loetta K. Sturgill

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Loetta K. Sturgill, a Notary Public in and for said County and State, the within named LOETTA K. STURGILL, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 29th day of May, 2009.

Notary Public

My Commission Expires: My Commission Expires: Aug. 22, 2011

BILL GARRETT, Davidson County
Trans:T20090036337 DEEDWARR
Recvd: 06/02/09 13:57 1 pgs
Fees:13.00 Taxes:421.80

20090602-0050759