WARRANTY DEED

MAYRA MERCADO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/24/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yodalkis Rodriguez	Mortgage Investors Group	
(NAME)	(NAME)	
503 Kathy Avenue	8320 E. Walker Springs Ln.	033-12-0-062.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	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, Gerardo Y. Rodriguez and wife, Sarah P. Rodriguez, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yodalkis Rodriguez, 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. 212 on the Plan of Gatewood Subdivision, Section I, as of record in Book 3300, pages 47 through 52, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gerardo Y. Rodriguez and wife, Sarah P. Rodriguez, by Deed from Jo Ann Cannon, unmarried, dated May 26, 2006 and recorded June 1, 2006, in Instrument No. 20060601-0064614, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 503 Kathy Avenue, Goodlettsville, TN 37072

(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.

Witness our hands this 30th day of September, 2009.

Gerardo Y. Rodriguez

Sarah P. Rodriguez

BILL GARRETT, Davidson County
Trans: T20090067403 DEEDWARR
Recvd: 10/05/09 08:06 2 pgs
Fees: 13.00 Taxes: 473.60

20091005-0091998

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gerardo Y. Rodriguez and wife, Sarah P. Rodriguez, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 30th day of September, 2009.

Mayra Mercado
NOTARY PUBLIC

My Commission Expires: 10/24/10

MAYRA MERCADO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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