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MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
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BILL GARRETT, Davidson County
Trans:T20090080072 DEEDWARR
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Fees:13.00 Taxes:536.50
20091125-0108363

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Brittany N. Lowe
Affiant

Subscribed and sworn to before me, this 12th day of November, 2009.

Notary Public

My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brittany N. Lowe	**Mortgage Investors Group**	**Map\Parcel: 096-14-0-221.00**
3040 Boulder Park Drive	**5200 Maryland Way**	
Nashville, TN 37214	**Brentwood, TN 37027**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Sebastian Munoz and wife, Normeli Moreno

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittany N. Lowe, 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. 38 on the Plan of Hickory Bend, Section Three, of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sebastian Munoz and wife, Normeli Moreno by Warranty Deed from William C. Boone, unmarried, dated December 8, 2004, of record in Instrument No. 20041210-0147123, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3600, Page 42, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3642, Page 478, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3040 Boulder Park Drive, Nashville, TN 37214.

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 that we are lawfully seized and possessed of said land in fee simple, have

a good right to convey it and the same in 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 my/our hand(s) this 12th day of November, 2009.

Sebastian Munoz by Facundo Guadarrama Morales
Sebastian Munoz Attorney-in-Fact
By: Facundo Guadarrama Morales, Attorney-in-Fact

Normeli Moreno by Facundo Guadarrama Morales
Normeli Moreno Attorney-in-Fact
By: Facundo Guadarrama Morales, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Facundo Guadarrama Morales with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Sebastian Munoz and wife, Normeli Moreno aka Normeli Moreno Bello for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Sebastian Munoz and wife, Normeli Moreno aka Normeli Moreno Bello and is authorized by Sebastian Munoz and wife, Normeli Moreno aka Normeli Moreno Bello to execute this instrument on ~~his/her~~ their behalf.

Witness my hand, at office, this 12th day of November, 2009.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

File #: **090046JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027