BILL GARRETT, Davidson County
Trans:T20100034259 DEEDWARR
Recvd: 06/07/10 09:23 2 pgs
Fees:13.00 Taxes:436.97
20100607-0043815

File No. 100415

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,100.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2010. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

AUBORN L. HAGER, III
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires JULY 5, 2011

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Luis Tapia and Rosa Robles	Tennessee Bank & Trust, a division of Farmers Bank & Trust	16201011800
(NAME)	(NAME)	
243 Tusculum Road	330 Mayfield Drive, Suite C6	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Mi Casa of America LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis Tapia, an unmarried man and Rosa Robles, an unmarried woman, as tenants in common with the right of survivorship, 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. 26 on the plan of Tusculum Gardens, Section Two, of record in Book 4885, Page 144, Register's Office for said County.

Said Lot No. 26 fronts 83 feet on the southerly margin of Tusculum Road and extends back 130.05 feet on the easterly line and 141.17 feet on the westerly line, to a dead line in the rear, measuring 83.74 feet thereon.

Being the same property conveyed to Mi Casa of America, LLC by substitute trustee's deed from Auborn L. Hager, III, as Substitute Trustee, dated December 18, 2008 and recorded on December 22, 2008 in Instrument No. 20081222-0121952, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 243 Tusculum Road, Antioch, TN 37013
(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.

WMH

File No. 100415
Witness my hand this 26th day of May, 2010.

Mi Casa of America LLC

By: _____
William Mark Gill, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Mark Gill with whom I am personally acquainted and who upon his oath acknowledged himself to be the Member of Mi Casa of America LLC, a Tennessee limited liability company, the within named bargainor, and limited liability company, and that he as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said William Mark Gill as such Member.

Witness my hand and official seal this 26th day of May, 2010.

Commission expires:

_____
Notary Public

AUBORN V. HAGAR, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 5, 2011