BILL GARRETT, Davidson County
Trans:T20100037108 DEEDWARR
Recvd: 06/18/10 09:23 2 pgs
Fees:13.00 Taxes:543.90

20100618-0047457

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $147,000.00.

Teresa Meek
Affiant

Subscribed and sworn to before me on this 16th day of June, 2010.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-16-12

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Was Prepared By:
PARTNERS TITLE OF TENNESSEE, LLC
5200 MARYLAND WAY, STE. 202
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus A. Vargas and Yorgin E. Morales	Mortgage Investors Group	
(NAME)	(NAME)	
1237 Canyon Ridge Ct.	8320 E. Walker Springs Lane	Map and Parcel 149-07-0B-040.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923-3119	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PMD Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jesus A. Vargas and Yorgin E. Morales, husband and wife**, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 210, on the Final Plat of Canyon Ridge, Phase Two, of record in Plat Book 9700, page 805, as amended as Instrument No. 20031124-0170362, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to PMD PROPERTIES, LLC, by Successor Trustee's Deed from JOSEPH R. PROCHASKA, SUCCESSOR TRUSTEE, of record as Instrument No. 20100401-0024692, dated March 22, 2010, said Register's Office.

This is improved property known as 1237 Canyon Ridge Ct., Antioch, TN 37013.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of June, 2010.

PMD Properties, LLC

BY: John D Pegram

State of Tennessee
County of Williamson

Personally appeared before me, Hillary Torrence, Notary Public of said County and State, John D. Pegram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be the Member of PMD Properties, LLC, a Tennessee Limited Liability Company, the within named grantor, and that he, being authorized to do so, executed the within instrument for the purposes therein contained by signing his name on behalf of PMD Properties, LLC, a Tennessee Limited Liability Company.

Witness my hand, at office, this the 16th day of June, 2010.

Hillary Torrence
Notary Public
My Commission Expires 12-10-12

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483