File No. 210110475

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,280.00

Pedro J. Matos-Ramos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2011.

Notary Public Kimie Perry

MY COMMISSION EXPIRES: June 5, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/08/11 15:04 3 pgs
Fees:18.00 Taxes:408.04
20110308-0018653

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedro J. Matos-Ramos	Primary Residential Mortgage, Inc.	Map 14812019200
(NAME) 4620 Artelia Drive	(NAME) 4750 West Wiley Post Way #200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, **4620 Artelia, LLC**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Pedro J. Matos-Ramos, a single man, hereinafter called the grantee(s), HIS 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 all of Lot No. 167, on the plan of Section Twelve, Hazelwood, of record in Plat Book 4300, Page 143, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to 4620 ARTELIA LLC by Deed from VIKING ENTERPRIZE LLC, dated 08/17/2010 and filed for record on 08/20/2010 in Instrument 201008200066139, Register's Office for DAVIDSON County, Tennessee.
Being the same property conveyed to VIKING ENTERPRIZE by Deed from FEDERAL HOME LOAN MORTGAGE CORPORATION, dated 07/02/2010 and filed for record on 07/16/2010 in Instrument 201007160055876, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 4470, Page 118 and Plat Book 4300, Page 143, said Register's Office.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4620 Artelia Drive, 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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 3rd day of March, 2011.

4620 Artelia, LLC

By: Joseph Ray Bakken member
Joseph Ray Bakken, Member

Attest:

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Ray Bakken with whom I am personally acquainted and who proved himself/~~herself~~ to be the Member of 4620 Artelia, LLC, a Tennessee Limited Liability Company, the bargainor, and who, being authorized to do so, acknowledged he/~~she~~ executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 3rd day of March, 2011.

Commission expires: **June 5, 2012**

Kimie Perry, Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210110475

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

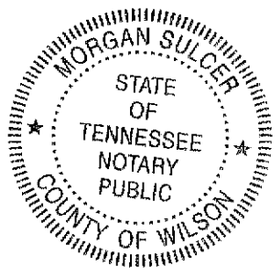
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013