WARRANTY DEED

ET-11-2176

STATE OF Tennessee
COUNTY OF Davidson Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karina Garcia	Fifth Third Mortgage Company	
416 Mossy Oak Trail (ADDRESS)	5001 Kingsley Dr; MD 1MOCBQ (NAME)	164-13A-79.00 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BERNICE HOPKINS, SOLE HEIR AND ADMINISTRATRIX OF THE ESTATE OF JAMIE HOPKINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KARINA GARCIA AND NESTOR GUEVARA, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tracts or parcels of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Final Plat, Phase Four, Treehaven Subdivision, as shown by plat appearing of record in Plat Book 20060316003043 9, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Jamie Hopkins, a single man, by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, executed on March 6, 2009, and filed for record on March 23, 2009, at Instrument No. 20090323-0025955, Register's Office of Davidson County, Tennessee. **

This conveyance is subject to any and all easements, conditions, and restrictions of record, and to taxes for the year 2011, and all subsequent years.

**The said Jamie Hopkins having died intestate on June 11, 2009; Bernice Hopkins, sole heir of Jamie Hopkins, was appointed Administratrix by Order of Intestate Administration on 07/06/09. (Case No. 09P-1041)

unimproved ( )
This is improved (X) property, known as 416 Mossy Oak Trial, Antioch, Tennessee 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), their 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), 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 29th day of July, 2011.

Bernice Hopkins, Sole Heir and Administratrix of the Estate of Jamie Hopkins

BILL GARRETT, Davidson County
Trans:T20110048597 DEEDWARR
Recvd: 08/09/11 09:38 2 pgs
Fees:13.00 Taxes:408.85
20110809-0061164

STATE OF Tennessee

COUNTY OF Shelby

On this the 29th day of July 2011, before me personally appeared Bernice Hopkins, Sole Heir and Administratrix of the Estate of Jamie Hopkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 29th day of July 2011.

Notary Public

My Commission Expires: 3.28.15

(SEAL)

DON A CROCK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY CO

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520