File No. 1106854

WARRANTY DEED

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Rocio Ochoa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF AUGUST, 2011.

L. F. Vaught
Notary Public

MY COMMISSION EXPIRES: 3-18-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rocio Ochoa & Roberto Corea	SAME	13308020300
(NAME) 184 Luna Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, **Teresa Davis**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Rocio Korina Ochoa Bustillos and husband, Roberto Enrique Corea**, 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 all of Lot No. 19-B, on the plan of Zone Lot Division, Lot Nos. 19, 20 and 21, Section Two, Addition to Greenwood Hills, of record in Plat Book 6250, Page 143 amending Plat Book 5200, Page 62, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Teresa Davis by Quitclaim Deed of record in Instrument No. 20100707-0053219, as corrected by Instrument of Correction of Deed of record in Instrument No. 201107220056495, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 5200, Page 62 and Plat Book 6250, Page 143; Restrictions of record in Book 5303, Page 873; Restrictions of record in Book 6380, Page 413; Deed of Conveyance of record in Book 5282, Page 170; Deed of Conveyance of record in Book 5282, Page 184; Joint Driveway Easement Agreement of record in Book 6345, Page 89; all of the Register's Office of Davidson County, Tennessee.

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.

Subject property is investment property and is not the principal residence of Grantor.

BILL GARRETT, Davidson County
Trans:T20110050164 DEEDWARR
Recvd: 08/16/11 10:03 2 pgs
Fees:13.00 Taxes:70.30

20110816-0063074

This is X property, known as ~~unimproved~~ 219 Brevard Court, Nashville, TN 37211

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 our hands this 12th day of August, 2011.

Teresa Davis

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Davis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of August, 2011.

Commission expires: 5/17/2014

Notary Public

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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RETURN TO:

Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130