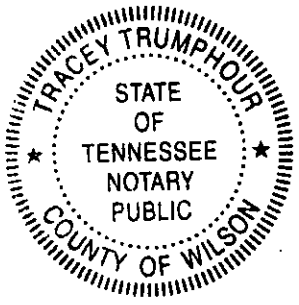
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan C. Llontop	Mortgage Investors Group	10803003900
(NAME)	(NAME)	
727 Bell Road Apt 1304	8320 E. Walker Springs Lane, #200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(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, **Gilbert L Smith**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Juan C. Llontop, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 87A, on the plan of Patio Villa, Section Four, Zone Lot Division Lots 87 Thru 92, of record in Plat Book 6900, Page 538 amending Plat Book 5200, Page 632, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Gilbert L. Smith by Deed from Metropolitan Federal Savings & Loan Association, dated 11/30/1990 and filed for record on 12/04/1990 in Book 8249, Page 532, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

All matters as set forth per Plat Book 5200, Page 632, Plat Book 6900, Page 538, said Register's Office.

Restrictions of record in Book 6199, Page 70, said Register's Office.

Final Judgment of record in Book 6021, Page 843, said Register's Office.

Deed of Conveyance of record in Book 6021, Page 919, said Register's Office.

Deed of Conveyance of record in Book 6165, Page 742, said Register's Office.

Charter of record in Book 6031, Page 493, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110073155 DEEDWARR
Recvd: 11/18/11 12:44 2 pgs
Fees:13.00 Taxes:288.60
20111118-0090467

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 1208 Cabana Circle, Nashville, TN 37214
(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/or 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/or 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 hand this 16th day of November, 2011.

Gilbert L Smith

State of Tennessee
County of Wilson

Personally appeared before me Gilbert L Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of November, 2011.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122