THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF March, 2012 Notary Public MY COMMISSION EXPIRES: [illegible] (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120019695 DEEDWARR
Recvd: 03/19/12 13:52 2 pgs
Fees: 13.00 Taxes: 284.90
20120319-0023206

DAVID R.A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Alvarado	Mortgage Loan Servicing	MAP 151-10
209 Towne Valley Court	P.O. Box 2153	PARCEL 92.00
Antioch, TN 37013	Birmingham AL 35287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Mark R. Cheuvront and wife, Carol Cheuvront**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Alvarado , an unmarried man and Gloria Torres, an unmarried woman**

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 Lot No. 256 on the Plan of Section Three, Towne Village of The Country, of record in Book 5200, Page 268, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald D. Cheuvront and spouse, Marilyn Cheuvront, a one-half undivided interest and Mark R. Cheuvront and spouse, Mary Lou Cheuvront, a one-half divided interest by Deed from John C. Brintnall and Spouse, Sara M. Brintnall of record in Book 8367, Page 767, Register's Office for Davidson County, Tennessee dated May 31, 1991.

Further, being the same property conveyed to Donald D. and Marilyn Cheuvront and Mark R. Cheuvront by Quitclaim Deed from Donald D. & Marilyn Cheuvront and Mark R. and Mary Lou Cheuvront of record in Book 8625, Page 752, Register's Office for Davidson County, Tennessee, dated May 6, 1992. The said Donald D. and Marilyn Cheuvront, both having since died.

Carol Cheuvront joins in this conveyance to convey any and all marital interest she may have in said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **209 Towne Valley Court, Antioch, TN 37013.**

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 we do covenant with the said GRANTEES 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 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 9 hand(s) this the 9th day of March, 2012.

Mark R. Cheuvront

Mark R. Cheuvront

Carol Cheuvront

Carol Cheuvront

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark R. Cheuvront** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of March, 2012.

My Commission expires: May 8, 2012

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal this the 9th day of March, 2012.

My Commission expires: May 8, 2012

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public