RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0791-1475

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/12 14:54 3 pgs
Fees:18.00 Taxes:477.30
20120319-0023289

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $129,000.00.

Affiant

Subscribed and sworn to me on March 15, 2012.

NOTARY PUBLIC

My Commission Expires: 3/3/14

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE CHRISTOPHER EVANS

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jacqueline M. Ceballos 3419 Harpeth Springs Dr. Nashville, TN 37221	Mortgage Investors Group 8320 E. Walker Springs Ln, Ste 200 Knoxville, TN 37923	141-06-0D 161.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Audra Pendergrass Parrish, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jacqueline M. Ceballos, unmarried, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 161 on the plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Audra S. Pendergrass by Warranty Deed from Leonard F. Szymczak, an unmarried man, dated April 30, 2007, of record in Instrument No. 20070503-0053426, said Register's Office. Audra S. Pendergrass has since married and is now known as Audra Pendergrass Parrish.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to all matters set forth on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee; and
3. Boundary Plat for Riverbridge Development of record in Instrument No. 20020709-0082561, said Register's Office; and
4. Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office; and
5. Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Instrument No. 20030205-0016044, said Register's Office, as amended and/or supplemented in Instrument Nos. 20030303-0027396; 20030806-0111893; 20090317-0023975; and 20100330-0023630, all in said Register's Office; and
6. Bylaws of record in Instrument No. 20030218-0020999, said Register's Office; and
7. Charter for homeowner's association of record in Instrument No. 20030218-0020998, said Register's Office; and
8. Quitclaim Deeds for open space and common elements to homeowner's association of record in Instrument Nos. 20030303-0027395; 20090317-0023974; 20030806-0111892; and 20100330-0023631, all in said Register's Office; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3419 Harpeth Springs Drive, Nashville, TN 37221.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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.

Michael Parrish, husband of Audra Pendergrass Parrish, hereby joins in this conveyance for purposes of transferring any marital interest in the property.

WITNESS our hands on March 15, 2012.

Audra Pendergrass Parrish

Audra Pendergrass Parrish

Michael Parrish

Michael Parrish

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 15, 2012, before me personally appeared Audra Pendergrass Parrish and Michael Parrish, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 15, 2012.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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

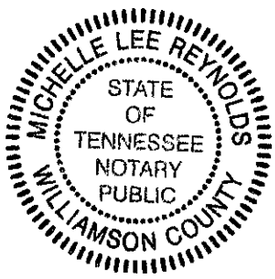
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, 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: June 14, 2015

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