WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $863,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2012.

Notary Public

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

G-VRES-12-1001

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Jarrett	Mortgage Investors Group	
1001 Clayton Avenue	8320 East Walker Springs Lane, #200	
Nashville, TN 37204	Knoxville, TN 37923	118-5-210.00
(CITY) (STATE) (ZIP)	(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 TESSA T. LEMOS DEL PINO AND HUSBAND, JEROME C. DEL PINO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA JARRETT AND JESSICA E. JARRETT, HUSBAND AND WIFE
, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, DOYLE PROPERTY, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20021204-0149547, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TESSA T. LEMOS DEL PINO, MARRIED BY WARRANTY DEED FROM BENJAMIN R. WHEELER, UNMARRIED, RECORDED ON THE 1ST DAY OF MAY, 2007 IN INSTRUMENT NO. 20070501-0051788, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN PLAT OF RECORD IN INSTRUMENT NO. 20021204-0149547; EASEMENT OF RECORD IN BOOK 8777, PAGE 447 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1001 Clayton Avenue, Nashville, Tennessee 37204
(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.

BILL GARRETT, Davidson County
Trans:T20120025765 DEEDWARR
Recvd: 04/09/12 15:20 2 pgs
Fees:13.00 Taxes:1343.10
20120409-0030274

Witness my/our hand(s) this 30th day of March, 2012.

Tessa T. Lemos Del Pino

Jerome C. Del Pino

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tessa T. Lemos Del Pino and Jerome C. Del Pino, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2012.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903