This Instrument Prepared By
and after Recording Return to:
Lewis S. Howard, Jr., Esq.
Lincoln Title, LLC
7823 Montvue Center Way
Knoxville, TN 37919
865.694.1400

BILL GARRETT, Davidson County
Trans:T20120031630 DEEDWARR
Recvd: 05/01/12 09:28 3 pgs
Fees:18.00 Taxes:740.00
20120501-0037048

RESPONSIBLE TAX PAYER:
SunTrust Mortgage, Inc.
401 Commerce Street
Nashville, TN 37219

PROPERTY OWNERS
Pablo J. Viteri and Ruth E. Viteri
130 Carriage Court
Brentwood, TN 37027

File No. 1150365
CLT 171-03-0-A223.00CO

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ashley Garren
Affiant

Subscribed and sworn to before me this 12th day of April, 2012.

Notary Public
My Commission Expires: 8-3-2013

Tonya Lawson-Grant
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

GENERAL WARRANTY DEED
(Corporation to Individual)

THIS INDENTURE made as of the 12th day of April, 2012, between **Cartus Corporation** (Grantor), and Pablo J. Viteri and Ruth E. Viteri, residents of Davidson County, TN (Grantee).

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee all of the Grantor's right, title and interest in and to the following described real property, with the hereditaments and appurtenances thereto appertaining, to-wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises to the said Grantee, **his/her** successors and assigns forever.

And Grantor, for itself, its representatives, successors, and assigns, does hereby covenant with Grantee, **his/her** representatives, successors, and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever; and that such premises are free from all encumbrances except for the lien of current ad valorem real property taxes, easements and restrictions of record.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this the date first above written.

GRANTOR:
Cartus Corporation

By:
Its:

STATE OF Tenn)
COUNTY OF Shelby)

Before me, the undersigned authority, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Ross A. Boswell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **himself/~~herself to~~** be the V.P. of **Cartus Corporation**, the within-named bargainor, and that **he/she**, as such V.P., being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by **himself/herself** as such V.P..

WITNESS my hand and seal at office on this the 7th day of July, 2011.

Notary Public

NEVADIA E. ASHLEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: **My Commission Expires: ~~March 7, 2015~~**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 16 ON THE PLAN OF PHASE TWO, SECTION FIVE, TOWNHOMES OF FREDERICKSBURG, AS OF RECORD IN BOOK 9700, PAGE 578, AND AMENDED BY INSTRUMENT NUMBER 20000804-0077800, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE RESTRICTIONS, EASEMENTS, CONDITIONS AND BUILDING SETBACK LINES OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO CARTUS CORPORATION BY DEED FROM RAYNA HANDELMAN, A SINGLE WOMAN FILED FOR RECORD ON 05-01-12 IN INSTRUMENT # 20120501-0037047 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Purported Address: 130 Carriage Court, Brentwood TN 37027