STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2012.

Notary Public
MY COMMISSION EXPIRES: 01/07/2013
File No. G12-4200D

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120033884 DEEDWARR
Recvd: 05/08/12 13:16 2 pgs
Fees:13.00 Taxes:626.41
20120508-0039808

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ruben Murguia, III (NAME)	SWBC Mortgage Corp. (NAME)	61-4-70
4809 Tanglewood Drive (STREET ADDRESS)	9311 San Pedro, #100 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Yvonne J. Gibb, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruben Murguia, III**, MARRIED 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. 5 on the plan of HAYESBORO DEVELOPMENT COMPANY HAYESBORO SUBDIVISION, BLOCK "B", as shown by plat of record in Plat Book 1130, Page 47, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Yvonne J. Gibb from Christopher Glasgow and Jennifer Glasgow, husband and wife, by Deed dated February 24, 2010, as Instrument No. 201007090053654, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, page 47, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Yvonne J. Gibb is signed by her duly appointed Attorney-in-fact Arnold Gitomer, pursuant to the Power of Attorney recorded in Instrument # 20120508-0039807, said Register's Office.

This is improved property, known as 4809 Tanglewood Drive, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 30th day of April, 2012.

YVONNE J. GIBB

By: _____ April 30, 2012
Arnold Gitomer, Attorney-in-Fact Date

STATE OF Florida

COUNTY OF Palm Beach }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Arnold Gitomer, Attorney-in-Fact for Yvonne J. Gibb, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 2012.

My Commission Expires: 12/19/14

_____
Notary Public

OLIVE J. MCLAUGHLIN
Notary Public - State of Florida
My Comm Expires Dec 19, 2014
Commission # EE 50085

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066