BILL GARRETT, Davidson County
Trans:T20120041160 DEEDWARR
Recvd: 06/05/12 09:33 2 pgs
Fees:13.00 Taxes:414.03
20120605-0048759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 111,900.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2012.

Notary Public

My commission expires: 6/26/16

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ISRAEL MARTINEZ SERRANO	**ACCESS NATIONAL MORTGAGE**	**16206008600**
201 STERRY COURT	**1800 RBERT FULTON DRIVE, SUITE 350**	
ANTIOCH, TN 37013	**RESTON, VA 20191**	
		File: ST2012-0717

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 HEREBY ACKNOWLEDGE, WE,

EDWARD D CAROLUS, TAMMY JO CAROLUS AND KAYLA B CAROLUS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ISRAEL MARTINEZ SERRANO, UNMARRIED

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:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows: Land in Davidson County, Tennessee, being Lot 196, Fair Oaks, Section One, as shown on plat of record in Plat Book 4175, Pages 42 and 43, 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 EDWARD D CAROLUS, TAMMY JO CAROLUS AND KAYLA B CAROLUS BY SPECIAL WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION DATED 08/19/11 AND RECORDED ON 09/08/11 IN INSTRUMENT NO. 20110908-0069513, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY SUBSTITUTE TRUSTEE'S DEED FROM RUBIN LUBLIN SUAREZ SERRANO TN LLC, SUBSTITTUTE TRUSTEE DATED 04/15/11 AND RECORDED ON 04/21/11 IN INSTRUMENT NO. 20110421-0030780, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED DAVID L TRAMMELL, UNMARRIED BY WARRANTY DEED FROM ALICE B CALVERT DATED 09/27/06 AND RECORDED ON 10/03/06 IN INSTRUMENT NO. 20061003-0122656, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (__X__) unimproved (____) property known as 201 STERRY 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 in 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 my/our hand(s) this 1st day of June, 2012.

Edward D Carolus By Kayla B Carolus his attorney in fact
EDWARD D. CAROLUS
BY: KAYLA B. CAROLUS, HIS ATTORNEY IN FACT

Tammy Jo Carolus By Kayla B Carolus her attorney in fact
TAMMY JO CAROLUS
BY: ~~KAYA~~ Kayla B. CAROLUS, HER ATTORNEY IN FACT

~~KAYAL~~ Kayla B. CAROLUS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ~~KAYAL~~ Kayla B. CAROLUS AS AN INDIVIDUAL AND AS ATTORNEY IN FACT FOR EDWARDS D. CAROLUS AND TAMMY JO CAROLUS, the within named Grantors, 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, at office, this 1st day of June, 2012.

Notary Public

My Commission Expires: 6/26/16

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY