Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Heather L. Thorsby
3314 Marcus Drive
Nashville, TN 37211
SEND TAX BILLS TO:
Mortgage Investors Group
8320 E. Walker Springs Ln # 200
Knoxville, TN 37923

WARRANTY DEED

(Map 133-03, Parcel 173.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **FLORIAN MENDEZ and NANCY MENDEZ, husband and wife,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **HEATHER L. THORSBY, a single woman**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 201, on the Plan of Glencoe Acres, Section 2, according to plat and survey of same appearing of record in Plan Book 1835, pages 136, 137 and 138, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Florian Mendez and Nancy Mendez, husband and wife, by Warranty Deed from Maybell Moore, an unmarried woman, dated October 16, 2006, of record in Instrument No. 20061020-0130393, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 1835, page 136, page 137 & page 138, in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 3314 Marcus Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2012 real property taxes which will be prorated at closing and paid by the Grantee.

BILL GARRETT, Davidson County
Trans:T20120067165 DEEDWARR
Recvd: 09/07/12 09:40 2 pgs
Fees:13.00 Taxes:495.80
20120907-0081084

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 30th day of August, 2012.

Florian Mendez By CJR Jr Attorney in fact
FLORIAN MENDEZ BY: *CHRISTOPHER J. RAMOS, ATTORNEY IN FACT
*a/k/a Christopher J. Ramos, Sr.

Nancy Mendez By CJR Jr Attorney in fact
NANCY MENDEZ BY: *CHRISTOPHER J. RAMOS, ATTORNEY IN FACT
*a/k/a Christopher J. Ramos, Sr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named *Christopher J. Ramos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of Florian Mendez and Nancy Mendez, and acknowledged that he executed the same as the free act and deed of the said Florian Mendez and Nancy Mendez for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20120907008108 3 in the Register's Office of Davidson County, Tennessee.

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

Notary Public

My Commission Expires: AUGUST 16, 2014

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

*a/k/a Christopher J. Ramos, Sr.

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of August, 2012.

Notary Public

My commission expires: AUGUST 16, 2014

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. 20120345