WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of September, 2012 Notary Public MY COMMISSION EXPIRES: 3/18/14 (AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF DAMON D. CHASE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margarita L. Vides De Torres	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
2617 Call Hill Road	2050 Parkway Office Circle	172120B07700CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL, 35244	
(CITY) (STATE) (ZIP)	(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 hereby acknowledged, WE, **Victor Larger and wife, Nettie E. Larger**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Margarita L. Vides De Torres and husband, Douglas Issur Torres** 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. 111 on the Plan of section Five, Bradford Hills, of record in Book 7900, Pages 287-288, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Victor Larger and wife, Nettie E. Larger, by deed from Betty Jean Hall dates 7/31/97 of record in Book 10560, Page 274, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2617 Call Hill Road, Nashville, TN 37211

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, has 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

BILL GARRETT, Davidson County
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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 our hands this **4th** day of **September, 2012.**

VICTOR LARGER

Victor Larger

NETTIE LARGER

Nettie E. Larger

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Personally appeared before me, the undersigned authority, **Victor Larger and Nettie E. Larger**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **4th** day of **September, 2012.**

Notary Public

My commission expires:
1/18/2016

KRISTEN ALEXANDER
MY COMMISSION # EE 161273
EXPIRES: January 18, 2016
Bonded Thru Budget Notary Services