Davidson County DEEDWARR
Recvd: 10/17/12 13:03 3 pgs
Fees:18.00 Taxes:229.40
20121017-0095297

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
12-0694

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00.

Patrick Miranda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF Oct, 2012.

Notary Public

Commission Expiration: 4/20/15

QUEAUN N. CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:
Property Acquisitions, Inc.
206 Annie Court
Springfield, TN 37172

SEND TAX BILLS TO:
Property Acquisitions, Inc.
206 Annie Court
Springfield, TN 37172

MAP-PARCEL:
15002000200

WARRANTY DEED

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, I,

Patrick Miranda

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Property Acquisitions, Inc.

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:

Being Lot No. 24, on the Plan of Section One, Percy Priest Meadows, of record in Plat Book 4675, page 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to US Bank, National Association from J. Phillip Jones, Substitute Trustee, by deed dated 8/26/2011 filed for record on 08/30/2011 in Instrument No. 20110830-0066959, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Housing and Urban Development from U.S. Bank, National Association by deed dated 09/14/2011 filed for record on 06/05/2012 in Instrument No. 20120605-0048724, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Miranda from Shaun Donovan, The Secretary of Housing and Urban Development by deed dated 09/19/2012 filed for record on 09/24/2012 in Instrument No. 20120924-0086423, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **2944 Cherry Hills Drive, 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 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. 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 hand this 12 day of October, 2012.

Patrick Miranda

Patrick Miranda

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patrick Miranda**, 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 and official seal at Bellevue, Tennessee this 12 day of October, 2012.

Notary Public

Commission Expiration: 4/20/15

QUERN N. CAUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.