WARRANTY DEED

G-RL-12-3405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Luis A. Pena
Affiant

Subscribed and sworn to before me, this 26th DAY OF October 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC FRANCES RUDY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Luis Alberto Pena	MiBanco, a Division of Bank of Camden	
3405 Towneship Road	(NAME) 8078 Kingston Pk., Ste. 111	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Knoxville, TN 37919	150-10-0-83.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MELVIN RIPPLINGER AND JULIA RIPPLINGER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LUIS ALBERTO PENA AND WIFE, ADRIANA MATA PEREZ, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 265, SECTION 3, TOWNE VILLAGE OF THE COUNTRY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 268 & 269, 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 MELVIN & JULIA RIPPLINGER BY SUBSTITUTE TRUSTEE'S DEED FROM J. PHILLIP JONES, SUBSTITUTE TRUSTEE, RECORDED ON THE 23RD DAY OF MARCH, 2012 IN INSTRUMENT NO. 20120323-0025025, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 5200, PAGES 268 & 269; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 5289, PAGE 687 AND BOOK 5635, PAGE 545; EASEMENTS FOR WATER AND SEWER OF RECORD IN BOOK 5925, PAGE 355, BOOK 5925, PAGE 350, BOOK 5866, PAGE 45 AND BOOK 5644, PAGE 667, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3405 Towneship Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120082141 DEEDWARR
Recvd: 10/29/12 15:55 2 pgs
Fees:13.00 Taxes:421.80
20121029-0099092

Witness my/our hand(s) this 26th day of October, 2012.

Melvin Ripplinger

Julia Ripplinger

STATE OF Tennessee
COUNTY OF Davidson

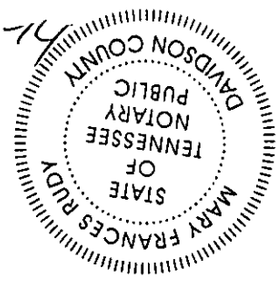
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melvin Ripplinger and Julia Ripplinger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of October, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903