STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2012.

Notary Public
MY COMMISSION EXPIRES: 3/8/15
File No. G12-5547D

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alberto Paredes (NAME)	Hometown Lenders LLC (NAME)	150-8-121
1213 Huntingboro Court (STREET ADDRESS)	12935 Hwy 231/431 N. (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Hazel Green, AL 35750 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120091779 DEEDWARR
Recvd: 12/03/12 09:33 2 pgs
Fees:13.00 Taxes:432.90
20121203-0110566

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 HEREBYACKNOWLEDGED, WE, **Tomas Berzinskas and Daiva Berzinskas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alberto Paredes**, 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. 461 on the plan of SOMERSET, PHASE 1, as shown by plat of record in Plat Book 6900, Page 690-69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Tomas Berzinskas and Daiva Berzinskas from Beverly P. Calvin and wife, JoAnna J. Calvin, by Deed dated August 28, 2008, as Instrument No. 20080902-0089310, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7402, page 980, Book 7404, page 295, Book 7619, page 647, Book 7657, page 583, Book 7675, page 923, Book 8201, page 770, Book 8663, page 384, Book 8708, page 630, Book 7619, page 679, Book 9509, page 363, Book 9647, page 472, Book 7776, page 826, Book 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, Book 9696, page 654, Book 10404, page 641, Instrument No. 20060405-0039162, and Instrument No. 20090513-0044145, and in any allied instrument(s) referred to in said restrictions.

2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 690-69, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 7661, page 37, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Book 7768, page 455, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Tomas Berzinskas is signed by his/her duly appointed Attorney-in-fact Daiva Berzinskas, pursuant to the Power of Attorney recorded in Instrument #20121203-0110545, said Register's Office.

This is improved property, known as 1213 Huntingboro 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 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. Whenever 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 15th day of November, 2012.

TOMAS BERZINSKAS

Tomas Berzinskas

By: by Daiva Berzinskas
Daiva Berzinskas, Attorney-in-Fact — November 15, 2012 Date

Daiva Berzinskas — November 15, 2012 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Daiva Berzinskas, the bargainor(s), 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 15th day of November, 2012.

My Commission Expires: 4-23-14 — Notary Public

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Daiva Berzinskas, Attorney-in-Fact for Tomas Berzinskas, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of November, 2012.

My Commission Expires: 3/31/14 — Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066