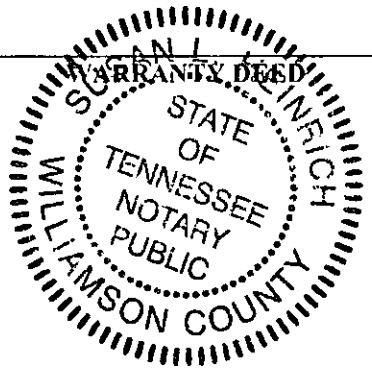


WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Calvin Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of April, 2013

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin Alexander	Mortgage Investors Group	43-15-170.00
(NAME) 117 Larkin Springs Road	(NAME) 8320 East Walker Springs Lane Suite 200	
(ADDRESS) Madison, TN 37115	(ADDRESS) Knoxville, TN, 37923	
(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, I/WE, **Pedro P. Abreu and Karina A. Abreu**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Calvin Alexander, an unmarried person**, 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 LYING WITHIN THE 9TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT NO. 20060403-0037167 IN THE REGISTER'S OFFICE FOR SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R. L. S. # 2389, dated 11/10/06 AS FOLLOWS: BEGINNING at an iron pin (old) in the easterly right-of-way line of Larkin Springs Road at its intersection with the northerly right-of-way line of Bubbling Well Road; thence with said easterly right-of-way line, N. 8 deg. 03' 09" E. 100.37' to an iron pin (new) at the southwest corner of TCMC Madison-Portland, Inc. Property (Map 43-15 Parcel 169 of record as Instrument No. 20060403-0037167, said Register's Office; thence S. 83 deg. 00' 01" E. 396.31' to an iron pin (new) in the westerly line of Lot No. 90, Kingsway Green, Section 1, of record in Plat Book 3842, Page 227, said Register's Office; thence with said line, S. 7 deg. 50' 46" W 101.13' to an iron pin (old) in the northerly right-of-way line of Bubbling Well Road; thence with said right-of-way, N. 82 deg. 53' 21" W. 396.86' to the point of beginning and containing 39961 square feet, or 0.917 acres, more or less.

Being the same property conveyed to Pedro P. Abreu and wife, Karina A Abreu by Warranty Deed from Reyes Construction, Inc., dated April 29, 2011, filed May 3, 2011, in Instrument No. 20110503-0033794, Register's Office for 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.

BILL GARRETT, Davidson County
Trans:T20130037412 DEEDWARR
Recvd: 05/06/13 10:23 2 pgs
Fees:13.00 Taxes:606.80
20130506-0045295

unimproved ☐
This is improved ☐ property, known as 117 Larkin Springs Road, Madison, TN 37115

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 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 **26th** day of **April, 2013**

Pedro P. Abreu

Karina A. Abreu

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Pedro P. Abreu and Karina A. Abreu**, 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 **26th** day of **April, 2013**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122