BILL GARRETT, Davidson County
Trans:T20130043676 DEEDWARR
Recvd: 05/24/13 10:50 2 pgs
Fees:13.00 Taxes:1670.18
20130524-0052783

Warranty Deed

Return to: **Foundation Title and Escrow, LLC.** **2672 N. Mt. Juliet Rd.** **Mt. Juliet, TN 37122**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $451,000.00 Affiant Subscribed and sworn to before me, this the 16th day of May, 2013. Notary Public My commission expires: 6/15/14

CONNIE J BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kara Teising	Mortgage Investors Group	
413 N. 17th Street	8320 E. Walker Springs Lane, Ste. 200	08310004900
Nashville, TN 37206	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ENRIQUE R. AREVALOS AND SANDRA L. AREVALOS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARA TEISING, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 183 and the north 20 feet of Lot No. 184 on the Map of McEwen Place, as of record in Book 332, Page 133, Register's Office for said County.

Said Lot No. 183 and part of Lot No. 184 front together 50 feet on the easterly side of 17th Street, and run back between parallel lines 128 feet to an alley in the rear.

Being the same property conveyed to Enrique R. Arevalos and Sandra L. Arevalos, husband and wife by Deed from Emmett C. Sawyer, unmarried of record at Instrument No. 20120824-0076524, Register's Office for Davidson County, Tennessee, dated August 23, 2012 and recorded on August 24, 2012.

Being the same property conveyed to Emmett C. Sawyer and wife Joyce A. Sawyer by deed from Avery Compton Jr. and wife Pamela Jean Compton of record in Book 5779, page 712, Register's Office for Davidson County, Tennessee, dated August 6, 1981. The said Joyce A. Sawyer having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 413 N. 17th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of May, 2013.

Enrique R. Arevalos

Sandra L. Arevalos by Enrique R. Arevalos
as Attorney in Fact
as atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Enrique R. Arevalos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of May, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of May, 2013, before me personally appeared Enrique R. Arevalos, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sandra L. Arevalos as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Sandra L. Arevalos.

Witness my hand and seal this the 16th day of May, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY