WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130053383 DEEDWARR
Recvd: 06/24/13 14:30 2 pgs
Fees: 13.00 Taxes: 510.60

20130624-0064705

G-VRES-13-3329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Lindsey Boswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.21.15
(AFFIX SEAL)

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick J. Calvo (NAME)	Mortgage Investors Group (NAME)	
3329 Percy Priest Drive (ADDRESS)	8320 East Walker Springs Ln., Ste. 200 (ADDRESS)	**96-16-31.00**
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (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 **DEIDRE PETERS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PATRICK J. CALVO, A SINGLE MAN,** 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 30, HICKORY BEND, SECTION 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3600, PAGE 45, 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 DEIDRE PETERS, AN UNMARRIED WOMAN BY WARRANTY DEED FROM DAVID STANLEY SVARE, AND WIFE SON HUI SVARE, RECORDED ON THE 10TH DAY OF AUGUST, 2011 IN INSTRUMENT NO. 20110810-0061451, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 3600, PAGE 45; RESTRICTIVE COVENANTS OF RECORD IN BOOK 3642, PAGE 478 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **3329 Percy Priest Drive Nashville, Tennessee 37214**
(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.

Witness my/our hand(s) this 18th day of June, 2013.

Deidre Peters

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deidre Peters, 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 18th day of June, 2013.

Notary Public

My Commission Expires: 5-20-

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212