BILL GARRETT, Davidson County
Trans: T20130054779 DEEDWARR
Recvd: 06/28/13 08:04 2 pgs
Fees: 13.00 Taxes: 407.00

20130628-0066390

WARRANTY DEED

R-VRES-13-3267

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. FOX CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Raul Diaz	First Community Mortgage, Inc.	
3267 Lakeford Dr	(NAME) 275 Robert Rose Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Murfreesboro, TN 37129	10812008800
(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 AMY MILES AND CHRISTOPHER ALLEN MILES, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAUL DIAZ AND KAREN DIAZ STEVENS, HUSBAND AND WIFE, 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 NO. 118A ON THE PLAN OF ZONE LOT DIVISION LOT 39, 40, 42, 118, 119, 120, SECTION 4, EAST OF RECORD IN PLAT BOOK 6250, PAGE 97 AMENDING PLAT BOOK 5800, PAGE 245, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO AMY MILES AND CHRISTOPHER ALLEN MILES, WIFE AND HUSBAND BY DEED FROM AMY MIDDLETON N/K/A AMY MILES OF RECORD AT INSTRUMENT NO. 20081001-0099468, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 25, 2008 AND RECORDED ON OCTOBER 1, 2008 AND FURTHER BEING THE SAME PROPERTY CONVEYED TO AMY MIDDLETON BY DEED FROM HARDIN CECIL NEWBITT AND AUDREY NESBITT, HUSBAND AND WIFE, OF RECORD AT INSTRUMENT NO. 20061020-0130314, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 13, 2006 AND RECORDED ON OCTOBER 20, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6250, PAGE 97 AMENDING PLAT BOOK 5800, PAGE 245 AND PLAT BOOK 6200, PAGE 102, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3267 Lakeford Dr, 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 19th day of June, 2013.

Amy Miles

Christopher Allen Miles by Amy Miles as Attorney in Fact

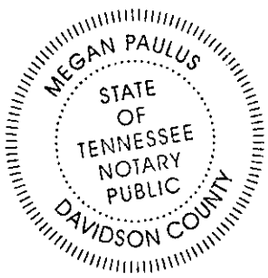
Christopher Allen Miles by Amy Miles as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY MILES, 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 19th day of June, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

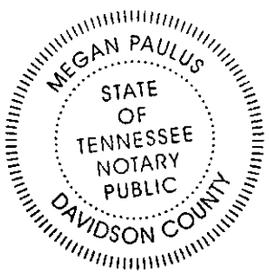


STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared AMY MILES 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 CHRISTOPHER ALLEN MILES and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER ALLEN MILES.

Witness my hand and official seal, this the 19th day of June, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)



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