WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of July, 2013 Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130062606 DEEDWARR
Recvd: 07/23/13 10:47 2 pgs
Fees: 13.00 Taxes: 1091.50
20130723-0076050

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Aureile and Marcia V. Quezada	Mortgage Investors Group	126 16 0A 325.00 CO
(NAME) 7545 Woodstream Drive	(NAME) 8320 East Walker Springs Lane, Suite 200	
(ADDRESS) Nashville, TN 37221	(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, **Susan H. Balthrop, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Eric Aureile and wife, Marcia V. Quezada, as tenants by the entirety**, 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. 212, on the Plan of Final Plat of Riverwalk, Phase 2-C, of record in Instrument No. 20040130-0011799, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Susan H. Balthrop, unmarried by Warranty Deed from The Jones Company of Tennessee, L.L.C. dated March 31, 2005, of record in Instrument No. 20050404-0036499, 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.

unimproved ☐
This is improved X property, known as 7545 Woodstream Drive, Nashville, TN 37221

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 **19th** day of **July, 2013**

Susan H. Balthrop

Susan H. Balthrop

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Susan H. Balthrop**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **19th** day of **July, 2013**

Notary Public

My commission expires: 5/10/16

DEANNA D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY
My Commission Expires 5/10/16