BILL GARRETT, Davidson County
Trans:T20130067242 DEEDWARR
Recvd: 08/06/13 09:46 2 pgs
Fees:13.00 Taxes:617.90
20130806-0082058

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 167,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2013.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARK WAKS	**NEW OWNER**	
5117 META COURT	**SAME**	161-02-0/143.00
NASHVILLE, TN 37211		

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 ACKNOWLEDGE, WE,

ALAN A. TORRES, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND,CONVEY UNTO

MIW HOLDINGS BUSINESS TRUST

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. 35 on the Plan of Section Two, McMurray Place, of record in Book 5200, page 440, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO ALAN A. TORRES, AN UNMARRIED MAN, BY WARRANTY DEED FROM JOHN E. COLL AND WIFE, RORA ASHLEY COLL, DATED 04/30/2007 RECORDED ON 05/02/2007 IN INSTRUMENT NO. 20070502-0052632 SAID REGISTER'S OFFICE FOR SAID COUNTY.RACHEL P. TORRES HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5117 META COURT, NASHVILLE, TN 37211.

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, have a good right to convey it and the same in 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 my/our hand(s) this 31st day of July, 2013.

ALAN A. TORRES

Rachel P. Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*rachel P. Torres

Personally appeared before me, a Notary Public of said County and State, ALAN A. TORRES, the within named Grantors, 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, at office, this 31st day of July, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY