Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2013

Notary Public:

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Edgar Ramos Ibarraza	The Bank of Camden	Parcel ID:
4717 Clarksville Pike	180 Hwy 641 North	04900001000
Nashville, TN 37218	Camden, TN 38320	

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, we

Mid State Lenders, Inc., a Tennessee Corporation

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Edgar Ramos Ibarraza and Maria Rosario Cordero Perez, husband and wife

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 the 13th Civil District of Davidson County, TN, described according to a survey made November 12, 1956, and June 18, 1957, by Z.J. Wilkinson, Surveyor, as follows:

Beginning at a point on the westerly margin of Highway No. 112, 1367 feet northerly from the center line of Stevens Lane, said point being also the northeasterly corner of property conveyed by Howard B. Moore and wife, C.D. Mayo, of record in Book 2636, Page 366, Register's Office for said County; thence south 79 deg. 06 min. west 300 feet along Mayo's northerly line, to the northwesterly corner of the said Mayo property; thence north 13 degrees 09 min. west 88 feet to a point; thence north 76 deg. 43 min. east 300 feet to a point in the westerly margin of said Highway No. 112; thence along the westerly margin of said Highway, south 13 deg. 09 min. east 100 feet to the point of beginning.

Being the same property conveyed to Mid-State Lenders, Inc., a Tennessee corporation, by Quitclaim Deed from Lincoln Cagney Morris, Vinita Eunece Hurt, and Matthew M. Taylor, of record in Instrument 20111103-0085762, said Register's Office. See also Quitclaim Deeds of record in Instrument 20110203-0009721; Book 10401, Page 121; Book 7652, Page 318; Book 7652, Page 316, and deed of record in Book 6116, Page 814, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2635, Page 383, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) Sanitary Sewer Easement in Book 7720, Page 696, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4717 Clarksville Pike, Nashville, TN 37218

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 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.

BILL GARRETT, Davidson County
Trans:T20130067430 DEEDWARR
Recvd: 08/06/13 13:32 2 pgs
Fees:13.00 Taxes:362.60

20130806-0082395

Witness my hand this 31st day of July, 2013.

Mid State Lenders, Inc.

BY: _____
Trey Lewis, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trey Lewis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Mid State Lenders, Inc., the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2013.

My Commission Expires: 5/5/15

_____
Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.