BILL GARRETT, Davidson County
Trans:T20130073914 DEEDWARR
Recvd: 08/27/13 10:29 2 pgs
Fees:13.00 Taxes:666.00

20130827-0090189

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me this 23RD DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSE MORENO, MARRIED and ANA MORENO, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP	Mortgage Investors Group	04214006600
	(NAME)	
404 Tuckahoe Drive	8320 East Walker Springs Lane, Ste. 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES CRAIG WADE AND WIFE, VICKIE A. WADE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOSE MORENO, MARRIED and ANA MORENO, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, 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. 35, ON THE PLAN OF BLAIR ESTATES, SECTION ONE, OF RECORD IN PLAT BOOK 2663, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE D

BEING THE SAME PROPERTY CONVEYED TO JAMES CRAIG WADE AND WIFE, VICKIE A. WADE, BY DEED FROM CHRISTINE T. ALLEN, UNMARRIED, OF RECORD IN BOOK 8566, PAGE 78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 404 Tuckahoe Drive, Madison, TN 37115
(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 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.

Witness my/our hand(s) this 23rd day of August, 2013.

WARRANTY DEED
(Continued)

James Craig Wade

Vickie A. Wade

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Craig Wade and wife, Vickie A. Wade, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of August, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Signature Title Services, LLC
505 E. Main Street, Ste. B
Hendersonville, TN 37075