BILL GARRETT, Davidson County
Trans:T20130078369 DEEDWARR
Recvd: 09/10/13 12:42 2 pgs
Fees:13.00 Taxes:902.80
20130910-0095523

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2013

Notary Public

MY COMMISSION EXPIRES: 8/29/2014

(AFFIX SEAL)

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Rubens	Mortgage Investors Group	181010B08900CO
(NAME)	(NAME)	
668 Sugar Mill Drive	8320 East Walker Springs Lane Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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/WE, **Carlos Martinez Barron and Marina Macias**, both unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Harold Rubens, and wife, Jennifer Rubens**, 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. 40, on the plan of Section Two, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carlos Martinez Barron and wife, Marina Macias by Warranty Deed from Yazdian Construction, Inc. dated March 13, 2007 of record in Instrument No. 200703140031217 as corrected and re-recorded in Instrument No. 200703140031445, Register's Office of 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 ☒ property, known as 668 Sugar Mill Drive, 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, 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 **30th** day of **August, 2013**

Carlos Martinez Barron

Marina Macias

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Carlos Martinez Barron and Marina Macias**, 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/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **August, 2013**

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Notary Public

My commission expires:

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