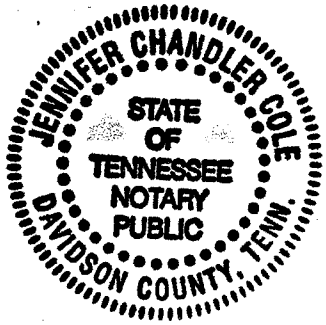
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carlos Moctezuma Farfan	Gateway Mortgage Group, LLC	163-02-O-088000
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 09/19/13 12:03 3 pgs Fees:18.00 Taxes:481.00 **20130919-0098771**
4505 Highland Ridge Drive	6910 E 14th St	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2943	Tulsa, OK 74112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Hernan Vargas Arias and Maria Lucila Aquirre, married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Carlos Moctezuma Farfan and Celia Santes Garcia, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 135 on the plan of Hickory Highland Place, Section 2, Phase 2, of record in Instrument 200106080060706, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Cesar Munoz, a married man by Deed from Jerry Butler Builders LLC, dated 12/05/2001 and filed for record on 12/11/2001 in Instrument 200112110136606, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Housing and Urban Development by Deed from Recontrust Company as Substitute Trustee, dated 05/08/2009 and filed for record on 07/21/2009 in Instrument 200907210068349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hernan Vargas Arias and Maria Lucila Aquirre, married by Deed from Secretary of Housing and Urban Development, dated 09/30/2009 and filed for record on 10/02/2009 in Instrument 200910020091561, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200106080060706, said Register's Office; (2) Rights of tenants under any unrecorded leases; (3) Rights, claims of interest of Cesar Munoz, a married man (the foreclosed mortgagor) in the land or any claim that the foreclosure by Countrywide Home Loans Inc (the original lender) is invalid; (4) County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4505 Highland Ridge Drive, Antioch, TN 37013-2943
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 17th day of September, 2013.

Hernan Vargas Arias

Maria Lucila Aquirre

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hernan Vargas Arias and Maria Lucila Aquirre, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of September, 2013.

Notary Public
My commission expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE