CORPORATE FORM
WARRANTY DEED

Property address: 1624 Glen Echo Road Nashville, TN 37215 Owner's name: Rafael Gutierrez 1624 Glen Echo Road Nashville, TN 37215	Mail tax bills to: Rafael Gutierrez 1624 Glen Echo Road Nashville, TN 37215	I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is $535,000.00. Affiant Subscribed and sworn to before me this 10th day of December, 2013. Notary Public My Commission Expires:

SELINA HARRIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires May 5, 2015

THIS INDENTURE, made and entered into this **10th** day of **December, 2013**, by and between

Libra Holdings, LLC, a Tennessee Limited Liabilitlly Company, party of the first part and

Rafael Gutierrez, and Karen Gutierrez, Husband and Wife, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee

Land in Davidson County, Tennessee, being Unit B, Glen Echo Townhomes, as shown on Exhibit B of Instrument No. 20080307-0023551, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This property being the same property conveyed to the Grantor(s) by Quit Claim Deed recorded in Instrument Number 20130520-0050558 in said Register's office.

Parcel Number: 117150L00200C0

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is/are lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20130104283 DEEDWARR
Recvd: 12/13/13 12:51 2 pgs
Fees:13.00 Taxes:1979.50
20131213-0126396

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written..

Libra Holdings, LLC

By: Michael M. Wardlow, Assistant Secretary

STATE OF TENNESSEE,
COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael M. Wardlow** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the **Assistant Secretary** (or other officer authorized to execute the instrument) of **Libra Holdings, LLC**, the within named bargainor, **Limited Liabilitly Company**, and that he/she as such **Assistant Secretary**, executed the foregoing instrument for the purposes therein contained by signing the name of **Libra Holdings, LLC** by himself/herself as **Assistant Secretary**

WITNESS my hand and Notarial Seal this 10th day of December, 2013.

Notary Public

JACLYN C. MONTORIA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp.

My commission expires: 10/21/17

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This instrument prepared by:
Southern Trust Title Company
6465 Quail Hollow, Suite #401
Memphis, TN 38120
File No.: 3064689

(FOR RECORDING DATA ONLY)

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