PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140086171 DEEDWARR
Recvd: 11/14/14 16:00 2 pgs
Fees:13.00 Taxes:525.03
20141114-0105473

W & I Ref: (DKM) Title No.: 56953
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Natividad N. Villaluna Medardo R. Villaluna, Jr. 2922 Twin Lawn Drive Nashville, TN 37214	LeaderOne Financial Corp. 11020 King St., Suite 390 Overland Park, KS 66210

TAX MAP PARCEL NUMBERS: 09614007600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$141,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marin George and Mihaela E. George**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Medardo R. Villaluna, Jr., and Natividad N. Villaluna, husband and wife, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 747 on the Plan of Cloverhill, Section No. IX of record in Book 2331, page 44, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Mihaela E. George by Warranty Deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, NA, as successor to JP Morgan Chase Bank, NA, as Trustee for RAMP 2006-RSI dated May 15, 2013 and recorded May 16, 2013 of record in Doc. No. 20130516-0049579, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20130516-0049579, said Register's Office, subject property was conveyed to Mihaela E. George and husband, Marin George.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 44, said Register's Office, which Plan shows a 60, foot minimum building setback line from Twin Lawn Drive, a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 by 20 foot utility anchor easement located on the northeasterly front corner of said Lot.

This is improved property, known as 2922 Twin Lawn Drive, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of November, 2014

Marin George

Mihaela E. George

State of Tennessee

County of Davidson

On this 12th day of November, 2014before me the undersigned authority, personally appeared Marin George and Mihaela E. George, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $141,900.00.

Affiant

Sworn and subscribed before me this 12th day of November, 2014

Notary

My Commission Expires:

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016