WARRANTY DEED

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-21-2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$118,500.00.**

Affiant

Subscribed and sworn to before me this 4 day of December, 2014

Notary Public

My Commission expires: 9-21-15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mabel Olguin-Labra	Mortgage Investors Group	16514004700
1133 Bluewillow Court	8320 E. Walker Springs Lane # 200	
Antioch, TN 37013	Knoxville, Tn 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Chris Capitani, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mabel Olguin-Labra** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 54 on the Plan of Peppertree Forest Subdivision, Section 3, of record in Book 7900, Page 249, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chris Capitani from Federal National Mortgage Association by Special Warranty Deed on March 25, 2003, of record in Instrument Number 20030404-0044840, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, Page 249, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7972, Page 736; Book 8367, Page 501; Book 8595, Page 855; Book 8757, Page 607; Book 9036, Page 719; Book 9157, Page 711; Book 9207, Page 698; Book 9455, Page 801 and Book 9664, Page 162, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1133 Bluewillow Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20140092674 DEEDWARR
Recvd: 12/11/14 10:27 2 pgs
Fees:13.00 Taxes:438.45
20141211-0113420

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 December 3, 2014.

Chris Capaitani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Chris Capitani** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 3, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY