BILL GARRETT, Davidson County
Trans:T20150007492 DEEDWARR
Recvd: 01/30/15 10:00 2 pgs
Fees:13.00 Taxes:427.35
20150130-0008878

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 115,500.00

Affiant

Subscribed and sworn to before me, this 26th day of January, 2015.

Notary Public

My commission expires: 11/5/2018

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PABEL NAVARRO VERGARA	**SUMMIT FUNDING, INC.**	**16210016900**
504 LOU CT	**2241 HARVARD STREET, SUITE 200**	
ANTIOCH, TN 37013	**SACRAMENTO, CA 95815**	

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 ACKNOWLEDGE, WE,

MAURICIO ALVARENGA, A MARRIED MAN JOINED BY HIS WIFE, VILMA ALVARENGA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PABEL NAVARRO VERGARA AND NEYDI MARISOL RAMOS-PEREIRA, HUSBAND AND WIFE

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. 174 ON THE PLAN OF BROOK VIEW ESTATES, SECTION 2, OF RECORD IN PLAT BOOK 4460, PAGE 163, AS AMENDED IN BOOK 5431, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MAURICIO ALVARENGA, A SINGLE PERSON, BY WARRANTY DEED FROM JASON HARVEY AND ROBERT D. HARVEY AND PAULETTE HARVEY, DATED 05/08/2001 AND RECORDED ON 06/12/2001 IN INSTRUMENT NUMBER 20010612-0061632, DAVIDSON COUNTY, TENNESSEE. WILMA ALVARENA HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 504 LOU CT, ANTIOCH, TN 37013.

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, have a good right to convey it and the same in 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 my/our hand(s) this 26th day of January, 2015.

Mauricio Alvarenga
MAURICIO ALVARENGA

Vilma Alvarenga
VILMA ALVARENGA

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, a Notary Public of said County and State, MAURICIO ALVARENGA * and Vilma Alvarenga, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 2015.

Carmelina Carrillo Notary Public
Notary Public

My Commission Expires: May 04, 2015

CARMELINA CARRILLO
Notary Public, State of Texas
My Commission Expires
May 04, 2015