BILL GARRETT, Davidson County
Trans:T20150044467 DEEDWARR
Recvd: 06/05/15 13:35 2 pgs
Fees:13.00 Taxes:943.50
20150605-0053030

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 28th day of May, 2015.

Notary Public
My commission expires: ~~10/18/16~~ 9/10/17

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

07-1504-85995

Address of New Owner:	Send Tax Bills to:	Tax Information
Hugo Medina 7202 Birch Bark Drive Nashville TN 37221	Mortgage Investors Group 8320 E. Walker Springs Lane #200 Knoxville, TN 37923	142-11-0-100.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Scott Peters and Sharon Peters, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hugo Medina, and wife Christian Angeles De Jesus, hereinafter called the Grantees, their successors 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. 40, on the Plan of Section Two, Valley West, of record in Book 3600, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott L. Peters, married by deed from Vicki L. Beal, now Boils and husband, David Boils and Mary E. LaMaide, dated July 26, 2001, recorded August 9, 2001, of record in Instrument No. 20010809-0085879, re-recorded in Instrument No. 20011022-0114893, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Scott Peters and Sharon Peters, husband and wife by Quitclaim Deed from Scott Peters, dated March 15, 2006, recorded April 10, 2006, of record in Instrument No. 20060410-0041204, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7202 Birch Bark Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26 day of May, 2015.

Scott Peters

Sharon Peters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Peters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 22 day of May, 2015.

State of Tennessee at Large

My Commission expires 10/18/16

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sharon Peters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 26 day of May, 2015.

~~Deborah K. Devine~~ Nancy Schneider
State of Tennessee at Large

My Commission expires 10/18/16

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066