Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150083440 DEEDWARR
Recvd: 10/01/15 08:53 2 pgs
Fees:13.00 Taxes:214.60
20151001-0099642

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$58,000.00.**

Salvador Villanueva
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2015.

Notary Public

My commission expires: 07.03.2017

KRISTON W. HOWELL
STATE
(AFFIX SEAL)
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Salvador Villanueva Torres **Maximina Arredondo**	**New Owner**	**Map 120-01-0 Parcel 061.00**
1221 Catina Drive		
Nashville, TN 37217		

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 ACKNOWLEDGED, WE,

BCM Real Estate Services, LLC

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

Salvador Villanueva Torres and Maximina Arredondo, 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. 25, on the Plan of First Addition Miro Meadows, of record in Book 1424, page 106, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Melburn Beech, by Special Warranty Deed from Bank of New York, as Trustee for the Certificate holders of Asset-Backed Certificate Series 2003-2, dated March 26, 2004, of record in Instrument No. 20040412-0040528, The said Melburn Beech having Quitclaimed to BCM Real Estate Services, LLC, dated February 11, 2005, of record in Instrument No. 20050222-0018853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following exceptions:

(1) The Plan of record in Book 1424, page 106, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4292, page 75, Register's Office for Davidson County, Tennessee.
(3) 2015 Taxes are not yet due and payable which have been prorated and assumed by Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **1221 Catina Drive, Nashville, TN 37217**

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 is 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 its hand by its duly authorized officer this **30th** day of **September, 2015.**

BCM Real Estate Services, LLC

By: Melburn Beech
Melburn Beech, Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Melburn Beech**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Financial Officer** of the **BCM Real Estate Services, LLC**, within named bargainor, and that he as such **Chief Financial Officer**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such .

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2015.**

Notary Public

My Commission Expires: 07-03-2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017