Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160054931 DEEDWARR
Recvd: 06/28/16 10:56 2 pgs
Fees:13.00 Taxes:666.00
20160628-0065753

39-B
File #16-1205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Maria Del Rosario and Alejandro A. Del Rosario, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Lee B. Austin, an unmarried woman,** 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 Unit No. 103 on the Plan of Northcrest, Phases One & Two, a Private Element Horizontal Property Regime (PUD), as shown on Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040615-0070835; as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit as set forth in said Declaration as amended, reference to which is hereby made for more complete details of said Unit, the rights and obligation of the Declarant and the Unit Owners, and the By-Laws of the Association Owners.

Being the same property conveyed to Maria Del Rosario and Alejandro A. Del Rosario, wife and husband, by deed from, Gallardia Properties, LLC, a Tennessee Limited Liability Company, dated July 18, 2007, of record in Instrument No. 20070720-0086796, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 103 Northcrest Circle, Nashville, TN 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 21st day of June, 2016.

Maria Del Rosario

Alejandro A. Del Rosario

State of Fl.)
County of Dade)

On this 21st day of June, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Maria Del Rosario and Alejandro A. Del Rosario, the bargainor(s), 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 Public

My Commission Expires: _____

CALIXTO A. PEREZ
MY COMMISSION # FF 169421
EXPIRES: February 17, 2019
Bonded Thru Budget Notary Services

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 180,000.00.

Affiant

Sworn and subscribed before me on this the 21st day of June, 2016.

Notary Public

My Commission Expires: _____

CALIXTO A. PEREZ
MY COMMISSION # FF 169421
EXPIRES: February 17, 2019

Sworn and subscribed before me on this the 21st day of June, 2016

My Commission Expires MAR 7, 2017 Notary Public

My Commission Expires: _____

DESIREE D. MAXWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP, PARCEL #:
Lee B. Austin	Mortgage Investors Group	142-12-A-103.00
103 Northcrest Circle	8320 East Walker Springs Lane, 200	
Nashville, TN 37211	Knoxville, TN 37923	