This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170016471 DEEDWARR
Recvd: 02/24/17 13:57 2 pgs
Fees:13.00 Taxes:925.00
20170224-0018792

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of February, 2017.

Notary Public
My commission expires: 9/10/18

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Renan Davila | Mortgage Investors Group | 097-02-0A-141.00-CO |
| 1636 Stonewater Drive | 8320 East Walker Springs Lane | |
| Hermitage, TN 37076-3585 | Knoxville, TN 37923 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DIANA VASQUEZ, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RENAN DAVILA AND MONICA A. DAVILA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Villages of Riverwood, Section One, Phase 2A of record in Plat at Instrument No. 20110401-0025117, Surveyor's Certificate of Correction of record in Instrument No. 20110510-0035925, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Perez-Medina and Diana Vasquez by warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20110902-0068353 Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on September 02, 2011.

Being the same property conveyed to Diana Vasquez, a married woman by Quitclaim deed from Jonathan Perez-Medina and Diana Vasquez, wife and husband of record in Instrument No. 20151201-0120802 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on December 01, 2015.

The said Diana Vasquez, divorced Jonathan Perez-Medina on February 3, 2016. Jonathan Perez-Medina has no marital interest in the property.

Being also known as 1636 Stonewater Drive Hermitage, Tennessee 370763585.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1636 Stonewater Drive, Hermitage, TN 37076-3585.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

DV

Witness my hand this the 23rd day of February, 2017.

Diana Vasquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 23rd day of February, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY