WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-1-2020
(AFFIX SEAL)

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

R-PR-17-1604

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Diana Solange Vasquez	**Mortgage Investors Group**	
(NAME) **1604 Douglas Avenue**	(NAME) **8320 East Walker Springs Lane, Suite 200**	**083-02-0-190.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRI CANTWELL nka SHERRI SWIFT AND MATTHEW SWIFT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIANA SOLANGE VASQUEZ, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 103 on the Plan of E.T. Brown's Subdivision of Lots No. 21 through 26 inclusive, Brownsville Addition of record in Plat Book 332, Page 91, 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 Sherri Cantwell and Matthew Swift, both unmarried, as tenants in common with full right of survivorship by Warranty deed from Joseph F. Limardi, unmarried of record in Instrument No. 20130628-0066400 Register's Office for Davidson County, Tennessee, dated June 20, 2013 and recorded on June 28, 2013.

The said Sherri Cantwell having since married and now being known as Sherri Swift.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 332, Page 91, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1604 Douglas Avenue, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170016823 DEEDWARR
Recvd: 02/27/17 11:24 2 pgs
Fees:13.00 Taxes:1176.60
20170227-0019240

Witness my/our hand(s) this the 23rd DAY OF FEBRUARY, 2017.

Sherri Cantwell nka Sherri Swift

Matthew Swift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRI CANTWELL nka SHERRI SWIFT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 3-6-18
(SEAL)

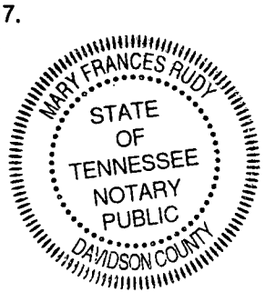


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW SWIFT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212