#3015

return to:
Box 13

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 03/27/02 13:33 2pgs
Fees:13.00 Taxes:481.00

20020327-0037623

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **March, 2002** between **ROSEBANK MEADOWS SUBDIVISION, LLC** , GRANTOR, and **ROBERTO S. GARCIA and MARIA A. SATIAGO** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 24 as shown on the Plan Final Plat Rosebank Meadows - Phase One, as recorded in Plat Book 9700, Page 531, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Rosebank Meadows Subdivision, LLC by deed from J. Terry Hunter and wife, Mary S. Hunter and Don R. Cameron, III, an unmarried person of record in Instrument No. 20001005-0099367 and by Deed of Correction in Instrument No. 20001128-0116633, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); Restrictive Covenants of record in Book 10775, Page 805 and Instrument No. 20011126-0128275; any and all matter in Plan of record Plat Book 9700, Page 531; Right of Way easement for Rosebank Ave. of record in Book 2739, Page 623; TVA transmission line easement on the Plan of Sheffiel Clark Subdivision of record in Book 6200, Page 899; Charter (Rosebank Meadows Subdivision, LLC) of record in Instrument No. 20000925-0094945; Right of Way of record in Book 1236, Page 217; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

ROSEBANK MEADOWS SUBDIVISION, LLC
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared MICHAEL G. WHALEN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be CHIEF MANAGER/PRESIDENT of ROSEBANK MEADOWS SUBDIVISION, LLC, the within named bargainor, a corporation, and that he/she as such CHIEF MANAGER/PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as CHIEF MANAGER/PRESIDENT

Witness my hand and seal, at office in NASHVILLE, this the **1st** day of **March, 2002.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

Name and Address of Property Owner:

ROBERTO S. GARCIA and MARIA A. SATIAGO
972 DALEBROOK LANE
NASHVILLE, TN 37206

Property Address:

972 DALEBROOK LANE
NASHVILLE, TN 37206

Person Responsible for Taxes:
Transland Financial Services Inc.
3703 Westwood Lane, Ste 210
Maitland, FL 32751-7294
~~NASHVILLE~~

Parcel #: 83-8-256

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$130,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **March, 2002.**

Notary Public

My Commission Expires: 5/24/05

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

~~RETURN TO:~~ Prepared by:
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HERMITAGE, TN 37076