WARRANTY DEED

FILE BOX 19B
04-02-007-W

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,222.72.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of February 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Jesus E. Pina-Garza and Mary J. Pina-Garza	**SunTrust Bank**	155-07-0-B
(NAME) 1737 Yellow Wood Court	(NAME) 201 Fourth Ave. N./ 7th Floor	054.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, French River Development Co. A Tennessee Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Jesus E. Pina-Garza and wife, Mary J. Pina-Garza, hereinafter called the Grantee(s), 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. 27 on the Plan of the First Revision Final Plat of the Poplar Creek Estates, Phase V, Section "B-2", Subdivision (The Highlands of Allens Green), a Planned Unit Development, of record in Instrument No. 20030618-0084283, 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 part of the same property conveyed to French River Development Company, LLC, a Tennessee Limited Liability Company, by Deed from Poplar Creek Development Co., LLC, of record in Instrument No. 20021115-0141694, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Poplar Creek Estates, of record in Book 9472, Page 824, amended in Book 10425, Page 93 and restated in Book 11356, Page 662, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1737 Yellow Wood Court, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 02/20/04 14:50 2pgs
Fees:13.00 Taxes:1258.82

20040220-0019894

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 12th day of February 2004.

French River Development Co.
A Tennessee Limited Liability Company

By:_____
Hunter McDonald III, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared Hunter McDonald III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon he oath acknowledged himself to be the Chief Manager of French River Development Co., the within named bargainor(s), a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of February, 2004.

My Commission Expires: 03/31/07

_____
Notary Public