Box 13
#7713

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,800.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of April, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

My Commission Expires: 5/28/06

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/26/04 11:11 2pgs
Fees:13.00 Taxes:361.86
20040426-0047031

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gabriel Patillo
5600 Country Drive # 309
Nashville, Tennessee 37211

SEND TAX BILLS TO:
~~NEW OWNER~~ Coastal Capital Grp.
220 Ponte Vedra Park Dr. #200
Ponte Vedra, FL 32082

MAP-PARCEL NUMBERS:
Map\Parcel: 162-09-0-B-060.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Penny L. Hollenbeck, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Gabriel Patillo** *unmarried hereinafter referred to as Grantees, 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 Town House No. 309 on the Plan of Hickory Valley Condominium, a horizontal property regime in Nashville Tennessee, as shown on the 4th Revised Site Plan of Hickory Valley Phase 3, as of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Penny L. Hollenbeck, unmarried by Warranty Deed from Jeffrey D. Hollandsworth and wife, Kathy R. Hollandsworth of record in Book 11381, Page 473, Register's Office for Davidson County, Tennessee, dated February 26, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 131, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4918, Page 116, and Book 4958, Page 346, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4842, Page 979; Book 5606, Page 663, Book 7497, Page 740, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4918, Page 125 and Book 8797, Page 918, Register's Office for Davidson County, Tennessee.

Subject to Substitution of Trustee in Instrument No. 20030103-0001348, dated December 12, 2002.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5600 Country Drive # 309, Nashville, Tennessee 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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.

Witness my hand this 5th day of April, 2004.

**Penny L. Hollenbeck**
By: K. Thomas Sidwell Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State K Thomas Sidwell with whom I am personally acquainted and who proved himself to be the attorney-in-fact for Penny L. Hollenbeck, who, being authorized to do so, further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name as the attorney-in-fact for Penny L. Hollenbeck

Witness my hand and official seal this 5th day of April, 2004.

DIANE CHANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-30-09

10277-BW