#10223 Box 13

# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ediberto Rivera Melgar | Volunteer Trust Mortgage Corporation | 119-3-175 |
| (NAME) | (NAME) | |
| 264 Plus Park Blvd. | 301 South Perimeter Park Drive Ste 125 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Crispin Properties, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ediberto Rivera Melgar, unmarried and Martha Nodarse, unmarried, HEREINAFTER CALLED THE 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 Lot No. 9 on the Resubdivision of the Plus Park Subdivision, Section 15 of record in Book 5210, Page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 75.00 feet on the easterly margin of Plus Park Blvd., and extends back between lines 203.36 feet on the northerly line, and 217.54 feet on the southerly line, to a line on the rear which is a broken line on which it measures 69.64 feet.

Being the same property conveyed to Crispin Properties, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20030919-0139199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 264 Plus Park Boulevard, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Davidson County DEEDWARR
Recvd: 08/16/05 10:45 2 pgs
Fees:13.00 Taxes:481.00

20050816-0096879

Witness my hand this 29th day of July, 2005.

Crispin Properties, LLC

By:
Cris Ashworth, member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Cris Ashworth with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the member of Crispin Properties, LLC a limited liability company, and that he as such member executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as member.

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2005.

Commission expires: May 28, 2006

Notary Public

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