Send Tax Statements To:
New Owner

Name and Address of New Owner:
Nehemias Valencia
613 Lake Terrace Drive
Nashville, TN 37217

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Return:
McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Map 136-14-0-068.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JOSE TARDAGUILA and wife, DEBORAH TARDAGUILA**, has this day bargained and sold and does hereby transfer and convey unto, **NEHEMIAS VALENCIA,** an unmarried man, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 146, Section 1, Castlegate, according to plat and survey of record in Plat Book 4460, page 115, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Jose Tardaguila and wife, Deborah Tardaguila, by deed from Kurt A. Rompot and wife, Laura R. Rompot, dated April 20, 2002, appearing of record in Instrument Number 20020515-0059827, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Restrictive Covenants contained of record in Book 4649, page 295; and to any and all matters shown on said plat and survey of record in Plat Book 4460, page 115; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **NEHEMIAS VALENCIA,**_____, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Davidson County DEEDWARR
Recvd: 01/31/06 11:17 2 pg
Fees:13.00 Taxes:534.65
20060131-0011875

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of January, 2006.

Jose Tardaguila **Deborah Tardaguila**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Jose Tardaguila and wife, Deborah Tardaguila**, the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 24th day of January 2006.

NOTARY PUBLIC

My Commission Expires: 6-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $144,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 24th day of January, 2006.

NOTARY PUBLIC
My Commission Expires: 6-21-09