Davidson County DEEDWARR
Recvd: 01/31/06 14:21 2 pgs
Fees:13.00 Taxes:528.73

20060131-0012085

File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $142,900.00.

Subsribed and sworn before me this the 27th day of January, 2006.

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600013
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Roberto A. Bonilla-Melgar
821 Rocky Mountain Parkway
Antioch, TN 37013

Send tax bills to:
First Horizon Home Loans d/b/a
1602 West Northfield Blvd., Suit
Murfreesboro, TN 37129

Map 135-14-A Parcel 142

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Larry C. Stumpf and wife, Kimberly Deann Stumpf

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Roberto A. Bonilla-Melgar, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 142 on the Plan of Final Plat Phase Three Pinnacle Point Subdivision of record in Plat Book 6900, pages 391 and 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Larry C. Stumpf, unmarried, by Deed dated February 19, 1988 of record in Book 7481, page 602, said Register's Office. The said Larry C. Stumpf has since married Kimberly Deann Stumpf.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

Kimberly Deann Stumpf, wife of Larry C. Stumpf, joins in the execution of this instrument for the purpose of relinquishing all of her marital interest in said property.

THIS IS IMPROVED PROPERTY KNOWN AS 821 Rocky Mountain Parkway, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 27th day of January, 2006.

Larry C. Stumpf

Kimberly Deann Stumpf

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Larry C. Stumpf and wife, Kimberly Deann Stumpf, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of January, 2006.

My commission expires:

_____

Notary Public

JOHN A. BELL, JR.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 29, 2006