WARRANTY DEED

BOX 13
11262

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 7-2509

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Obedala	David Obedala	162-9A-52
5509 Hillview Dr. (NAME) ~~5510 Country Drive # 52~~	5509 Hillview Dr. (NAME) ~~5510 Country Drive 52~~	
Brentwood, (ADDRESS) TN. 37027 ~~Nashville, TN 37211~~	Brentwood (ADDRESS) 37027 ~~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, Fresh Start Home Vantage, LLC F/K/A Ten Talents, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Obedala, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit; Land in Davidson County, Tennessee, being all of Unit No. 52, Building 8, on the Plan of Hickory Valley Condominiums, Phase II, as shown by plat appearing of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ten Talents, LLC, by deed of record in Instrument No. 20050426-0043614, Register's Office for Davidson County, Tennessee. Ten Talents, LLC has changed their name and are now doing business as Fresh Start HomeVantage, LLC.

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

unimproved ☐

This is improved ☒ property, known as 5510 Country Drive 52, Nashville, TN 37211
(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 and 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: 04/05/06 08:13 2 pgs
Fees:13.00 Taxes:268.25

20060405-0038633

Witness my hand this 29th day of March, 2006.

Fresh Start Home Vantage, LLC F/K/A Ten Talents, LLC

By: _____

Fresh Start Home Vantage, LLC F/K/A Ten Talents, LLC OPERATING MGR

STATE OF TN

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared DAMIAN R. MINGLE with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to be the Operating MGR of the corporation and that he/she as such Operating MGR executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation and by himself/herself as Operating MGR.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2006.

Commission expires:

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County