Send Tax Statements To:
New Owner

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

Name and Address of New Owner:
Eugene Bolden, Jr.
724 Canoe Ridge Pt
Antioch, TN 37013

**Record and Return to:**
**Prestige Title, LLC**
**1600 Westgate Circle, Ste 200**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 04/20/06 10:35 2 pgs
Fees:13.00 Taxes:776.63

20060420-0045325

Map 173-04-0A-212.00

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, **BAYARDO E. RIOS and wife, CAROLINA RIOS,** has this day bargained and sold and hereby transfer and convey unto, **EUGENE BOLDEN, JR., unmarried,** 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. 212, Phase Two, OAK HIGHLANDS, a Planned Unit Development, according to plat and survey of record in Instrument Number 19991213-0302267, 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 Bayardo E. Rios and wife, Carolina Rios, by deed from National Transfer Services, LLC, dated October 7, 2005, appearing of record in Instrument Number 20051014-0123877, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Book 7350, page 24; Book 7367, page 587; Book 8765, page 77; and in Instrument Number 20000428-0042354; Instrument Number 20020725-0089130; Instrument Number 20020725-008913; By-Laws of record in Book 7367, page 587; Book 8765, page 90; Easement to Metro of record in Book 20001002-0097139; Charter of Homeowners Association of record in Book 7337, page 529 and amended in Book 8765, page 100; Quitclaim Deed for Common Area to Homeowners Association of record in Instrument Number 20000502-0044049; and to any and all matters shown on said plat and survey of record in Instrument Number 19991213-0302267; 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, **EUGENE BOLDEN, JR., unmarried,** 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.

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, their 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 14th day of April, 2006.

**Bayardo E. Rios** **Carolina Rios**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **BAYARDO E. RIOS AND CAROLINA RIOS**, the bargainor(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 14th day of April, 2006.

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 2/24/09

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 $209,900.00, 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 14 day of April, 2006.

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 5/24/2008