STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2006.

Notary Public

My commission expires:_____

(Notary Stamp)

MY COMMISSION EXPIRES: MARCH 14, 2009

Davidson County DEEDWARR
Recvd: 06/12/06 08:15 2 pgs
Fees:13.00 Taxes:388.50

20060612-0069143

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rosa Ortiz	**New Owner**	**Map 133-12, Parcel 243**
3873 Scotwood Drive		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Daniel M. Toporoski, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rosa Ortiz

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. 136 on the Plan of Section Three, Greenwood Hills, of record in Book 5050, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel M. Toporoski, by Warranty Deed, from Samuel Thomas Drake, Jr. and wife, Jana P. Drake, of record in Book 5494, page 639, Dated July 6, 1979, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5050, page 10, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5086, page 766, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 3873 Scotwood Drive, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

The subject real property is not, nor has it ever been, the marital residence of Grantor Daniel M. Toporoski and his spouse, and this conveyance is therefore not subject to any homestaed of other marital interest of said spouse.

Witness my/our hand(s) this 6th day of June, 2006.

Daniel M. Toporoski

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ San Diego

Personally appeared before me, a Notary Public of said County and State, Daniel M. Toporoski, a married man, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/~~she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2006.

Notary Public

My Commission Expires 9/10/09

MARIANNA BRUNETTO
Commission # 1606288
Notary Public - California
San Diego County
My Comm. Expires Sep 10, 2009

File #: **06368-SH**
RECORD & RETURN TO:
Real Estate Loan Services
1100 Kermit Drive #204
Nashville, TN 37217