THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
new owner

Davidson County DEEDWARR
Recvd: 07/03/06 12:55 2 pgs
Fees:13.00 Taxes:604.40
20060703-0079209

MAP PARCEL NUMBERS
Map & Parcel No.-149.01-OB-95.00co

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of June, **2006**, by and between **Leonard D. Burton and Cheryl C. Burton, husband and wife**, party of the first part, and **Roberto Santiago**, married, party of the second part,

WITNESSETH: That for and in consideration of **$163,350.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 244, on the Plan of Phase III, Piccadilly Square, of record in Book 6250, Pages 892 and 893, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leonard D. Burton and wife, Cheryl C. Burton by Warranty Deed from Christian Newell and wife, Jan Marie Newell, dated 6-28-99 and recorded 8-23-99, Register's Office for Davidson County, Tennessee, of recorded in Book 11630, Page 80.

This improved property is also known as: 416 Hampstead South, Antioch, Tennessee 37013.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 6250, Pages 892 and 893; By-Laws of record in Book/Instrument No. 6236, page 684, Book 6295, page 506, Book 6295, Page 520, Book 6295, Page 534; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 6236, page 684, Book 6295, page 506, Book 6295, Page 520, Book 6295, Page 534; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Leonard D. Burton

Cheryl C. Burton

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leonard D. Burton and Cheryl C. Burton, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28th day of June, **2006.**

My commission expires 1-27-07

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$163,350.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of June, **2006.**

NOTARY PUBLIC

My commission expires:

PROPERTY ADDRESS:
416 Hampstead South
Antioch, TN 37013

Name and address of new owner:
Roberto Santiago
416 Hampstead South
Antioch, TN 37013