McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,900.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 2006.

Notary Public

My commission expires:_____

Davidson County DEEDWARR
Recvd: 07/19/06 11:09 2 pgs
Fees:13.00 Taxes:513.93
20060719-0086999

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:
Juan Carlos Domingo **Eleazar Domingo Vazquez**	**GMAC Mortgage**	**Map 149-2-O-B, Parcel 81**
832 Bishopsgate Road	**103 Continental Place, Suite 120**	
Antioch, Tennessee 37013	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Martha L. Loyd and Richard J. Olguin, wife and husband

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

Juan Carlos Domingo, a single man and Eleazar Domingo, a married man

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 all of Lot No. 211, on the Plan of Phase II, Piccadilly Square, of record in Book 6250, pages 92-94, 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 Martha L. Loyd, unmarried, by Warranty Deed, from Fox & Jacobs, Inc., of record in Book 6584, page 275, Dated June 17, 1985, Register's Office for Davidson County, Tennessee. Martha L. Loyd, an unmarried person, conveyed said property by Quitclaim Deed, to Martha L. Loyd and Richard J. Olguin, of record in Instrument No. 20030801-0109288, dated July 31, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, pages 92-94, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6236, page 683, Book 6236, page 730, Book 6355, page 322 and amended in Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409 Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190 and Book 6830, page 739, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 6236, page 708 and amended in Book 6295, page 572, Book 6295, page 580, Book 6295, page 588 and Book 6300, page 431, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Book 6236, page 703 and amended in Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6300, page 423 and Book 7288, page 964, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Book 7288, page 963, Register's Office for Davidson County, Tennessee.
Information Brochure of record in Book 6236, page 726 and amended in Book 6295, page 596, Book 6295, page 602 and Book 6300, page 439, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 6186, page 238, Book 6251, page 616, Book 6271, page 187, Book 6331, page 481, Book 6530, page 823 and Book 7389, page 189, Register's Office for Davidson County, Tennessee.
Power Line Easement of record in Book 6298, page 491, Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 7389, page 213, 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 832 Bishopsgate Road, Antioch, Tennessee 37013.

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.

Witness my/our hand(s) this 10th day of July, 2006.

Martha L. Loyd

Martha L. Loyd

Richard J. Olguin

Richard J. Olguin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Martha L. Loyd and Richard J. Olguin , the within named sellers, with whom I am personally acquainted (or who proved to me their identity 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 10th day of July, 2006.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **06421-JM**
RECORD & RETURN TO:
McCANN & HUBBARD
7105 CROSSROADS BLVD. SUITE 105
BRENTWOOD, TN 37027