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

RUSSELL JOHN McCANN ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 18, 2009
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $192,000.00

Affiant

Subscribed and sworn to before me, this 7th day of August, 2006.

Notary Public

My commission expires:_____

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:
Cesar Rojano **Lucia Escobar**	**CTX Mortgage Company**	**Map 141-7-O-B, Parcel 145-CO**
7169 Somerset Farms Drive	**236 Centerview Drive, Suite 233**	
Nashville, TN 37221	**Brentwood TN 37027**	

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,

Debra Johnson Hallman, an unmarried woman

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

Cesar Rojano and Lucia Escobar, husband and wife

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. 144 on the Plan of Somerset Farms, Section 4, Phase 3, a PUD, of record in Book 9700, page 460, 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 Debra Johnson Hallman and husband, Christopher Hallman, by Warranty Deed, from Larry W. Cordle and wife, Jill A. Cordle, of record in Instrument No. 20020404-0041362, Dated March 29, 2002, Register's Office for Davidson County, Tennessee. Christopher Hallman conveyed said property to Debra Johnson Hallman by Quitclaim Deed of record in Instrument No. 20060831-0107767, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, page 460, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8556, page 11, Book 9383, page 526, Book 9662, page 869. Book 10190, page 182, Book 10410, page 89 and Book 11433, page 936, Register's Office for DAVIDSON County, Tennessee.
Drainage Easement of record in Book 3314, page 23, Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Book 7900, page 327, Register's Office for Davidson County, Tennessee.
Water and Sewer Line Easement of record in Book 7349, page 564, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Book 7382, page 225, Book 7820, page 608, Book 8235, page 521 and Book 8584, page 20, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 8556, page 25, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
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 7169 Somerset Farms Drive, Nashville, TN 37221.

Davidson County DEEDWARR
Recvd: 08/31/06 12:15 2 pgs
Fees:13.00 Taxes:710.40
20060831-0107768

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 7th day of August, 2006.

Debra Johnson Hallman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Debra Johnson Hallman, an unmarried woman , 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 7th day of August, 2006.

Notary Public

My Commission Expires: 9/16/09



File #: **06534-JM**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027