Davidson County DEEDWARR
Recvd: 09/08/06 10:21 2 pg
Fees:13.00 Taxes:357.05
20060908-0111306

1-BW

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $96,500.00

Affiant

file

**SIDWELL & BARRETT, P.C.**
**121 1st Avenue South, Suite 200**
**Franklin, TN 37064**

Subscribed and sworn to before me, this 31st day of August, 2006.

Notary Public
My commission expires: 4/20/2009

SHIRLEY A. BEESLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

02-0608-45031

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Fernando Avalos<br>101.00CO<br>5805 Brentwood Trace<br>Brentwood TN 37027 | New Owner | 160-14-0-B-101.00 |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vicki E. Waters, a married woman, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Fernando A. Avalos and wife, Yanina Avalos, husband and wife hereinafter called the Grantees, their successors 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 Unit No. 5805, on the Plan of Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Blvd, Brentwood, Davidson County, Tennessee, of record in Book 5200, Page 219, as revised in Book 5200, Page 230, and Book 5200, Page 261, Register's Office for said County, said Register's Office, to which plan reference is hereby made for a more complete description, together with the Master Deed of record in Book 5524, Page 415, as amended in Book 5545, Page 510, said Register's Office.

Being the same property conveyed to Vicki E. Waters by deed from Glenda Merhoff, an unremarried widow, dated 6-24-04, recorded 7-13-04, of record in Instrument No. 20040713-0082949, Register's Office for Davidson County, Tennessee.

Edward Waters joins in this conveyance to convey any and all of his marital interest in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5805 Brentwood Trace, Brentwood, TN 37027

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of August, 2006.

Vicki E. Waters

Edward Waters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vicki E. Waters and Edward Waters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of August, 2006.

State of Tennessee at Large

My Commission expires
1/23/10

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.