(1)

RECORD AND RETURN TO:
Bosch Title, LLC
1800 Galleria Blvd.
Suite 1390
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 09/21/06 14:42 2 pgs
Fees:13.00 Taxes:462.50
20060921-0117342

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2006.

NOTARY PUBLIC

My commission expires: 11/24/08

Robin R. Keller State of Tennessee Notary Public Rutherford County

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 1800 Galleria Blvd., Suite #1390, Franklin, Tennessee 37067

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JUAN GARCIA ANGUILLON et ux<br>518 Doral Country Drive, Unit #80B<br>Nashville, Tennessee 37221 | Same as new owner | MAP 142-06<br>GROUP D<br>PARCEL 37.00CO |

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 ($125,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ROBERT AMITY, married,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JUAN GARCIA ANGUILLON and MYRIAN PAOLA SERRANO MORENO, husband and wife,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of the Plan of Doral Country Villa Condominiums, Section VII, as of record in Book 5200, page 223, said Register's Office, the part hereby described being:

Unit No. 80B on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa condominiums, Section VII, as of record in Book 5532, page 727, said Register's Office.

Being the same property conveyed to Robert Amity, unmarried by Warranty Deed from Robert O. Frensley, unmarried, of record in Book 7084, page 513, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plat of record in Book 5200, page 223; to terms and conditions of Master Deed of record in Book 5532, page 727; to any and all restrictive covenants of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 518 Doral Country Drive, Unit #80B, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

I, **RENITA T. AMITY,** wife of the aforesaid **ROBERT AMITY,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property as the wife of the aforesaid **ROBERT AMITY.**

WITNESS OUR HANDS, this the 15th day of September, 2006.

ROBERT AMITY

RENITA T. AMITY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Amity and wife, Renita T. Amity, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of September, 2006.

Notary Public

My commission expires: 7-24-10

CHRIS GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010