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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Juan A. Rodriguez** **5812 Leslie Avenue** **Nashville, TN 37209**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **91-10; 45.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is acknowledged,

CHRIS THOENY, a married man

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

JUAN A. RODRIGUEZ, an unmarried man

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Subdivision of Lot Nos. 39 and 40 of the B.F. Cockrill Farm of record in Book 332, page 41, Register's Office for Davidson County, Tennessee to which said plan reference and accurate legal descriptions thereof.

Being the same property conveyed to Chris Thoeny by substitute trustee's deed from Mantenn, LLC, as Substitute Trustee, of record as Instrument No. 20060920-0116376,Register's Office for Davidson County, Tennessee.

This property was purchased for investment purposes only. The residence has never been used as a marital home by Grantor herein.

This is improved (x) property known as **5812 Leslie Avenue, Nashville, Tennessee 37209**.
unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, its heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property.

Davidson County DEEDWARR
Recvd: 12/14/06 10:46 2 pgs
Fees:13.00 Taxes:499.13
20061214-0154192

WITNESS MY HAND this the 12th day of December, 2006.

CHRIS THOENY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **CHRIS THOENY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 12th day of December, 2006.

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

NOTARY PUBLIC
My Commission Expires: 1-24-09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $134,900.00

AFFIANT

Sworn to and subscribed to before me this 12th day of December, 2006.

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

NOTARY PUBLIC

My Commission Expires: 1-24-09