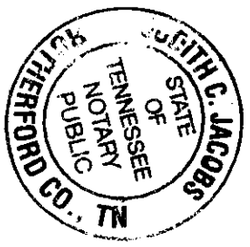
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$113,000.00

Brenda Kibbel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Kibbel	Brenda Kibbel	148-09-0/133.00
(NAME)	(NAME)	
306 Melpar Drive	306 Melpar Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/01/07 12:13 2 pgs
Fees:13.00 Taxes:418.10
20070201-0013326

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Francisco Martinez**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda Kibbel**, unmarried 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. 83 on the Plan of Section Three Locustwood, of record in Book 2663, Page 29, Register's office for said County, described as follows: Beginning at a point in the westerly margin of MelparDrive at the corner of Lots Nos. 83 and 84; thence with the margin of said Drive, northerly 16.57 feet to a Concrete monument; thence continuing with said drive, northerly along a slight curve 21.02 feet to another concrete monument; continuing with said Drive around a curve in a northeasterly direction 74.34 feet to a corner of Lots 82 and 83; thence with the line between said lots northwesterly 226.5 feet; thence southwesterly 176.5 feet to a concrete monument; thence southerly 114.6 feet to the corner of Lots 83 and 84; thence southeasterly with the line between said lots 272.8 feet to the point of beginning.

Being the same property conveyed to Francisco Martinez by Warranty Deed from Douglas Page dated June 17th, 2004 and filed for record in Instrument No. 20040622-0073881, in the Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 2663, Page 29, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, and setback lines if any and any and all easements for public utilities.

The 2007 Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 306 Melpar Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is 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 hand this 25th day of January, 2007.

Francisco Martinez

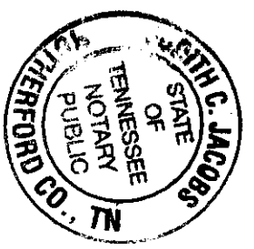
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Francisco Martinez the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of January, 2007.

Commission expires: March 15, 2008



Judith C. Jacobs Notary Public

Judith C. Jacobs