Davidson County DEEDWARR
Recvd: 03/12/07 14:12 2 pgs
Fees:13.00 Taxes:617.90

20070312-0030225

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
10579 Cedar Grove Rd., Ste 140
Smyrna, TN 37167
07TN00160

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of February, 2007

Notary Public

MY COMMISSION EXPIRES: 3-20-10

AMANDA HANELINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonifacio Rodriguez-Castillo 401 Hampstead South Antioch, TN 37013	Banco Popular North America 9600 W. Byrn Mawr, 3rd Floor Rosemont, IL 60018	149-010-B-084.00 CO

FOR AND IN 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,

Jeff Greeninger and wife, Sarah Greeninger

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

Bonifacio Rodriguez-Castillo, a Married Person

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. 255 on the Plan of Piccadilly Square, Phase III, of record in Book 6250, pages 892-894, amended in Book 8001, page 278, Register's Office for said County.

Said Lot No. 255, which is a corner lot, fronts 80.00 feet on the southerly margin of Billingsgate Road and fronts 81.45 feet on the easterly margin of Hampstead South, said frontages being joined by a curve having a length of 39.27 feet and extends back 100.00 feet on the easterly line and 81.96 feet on the southerly line to a point of intersection.

Being the same property conveyed to Jeff Greeninger and wife, Sarah Greeninger, by Warranty Deed from Carrie A. Pereira and husband, Ray A. Pereira, dated March 2, 2000 and recorded March 10, 2000 in Instrument No. 200003100025071, Register's Office for Davidson County, Tennessee.

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.

Unimproved ( )
This is improved (X) property known as **401 Hampstead South, Antioch, TN 37013**
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 our hands this 20th day of February, 2007.

Jeff Greeninger

Sarah Greeninger

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff Greeninger and wife, Sarah Greeninger the bargainor(s) with whom I am personally acquainted or proved to me 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 and official seal at Smyrna, Tennessee, this 20th day of February, 2007.

Commission Expires: 8/16/08

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 8-16-08

Notary Public