Davidson County DEEDWARR
Recvd: 03/14/07 10:28 2 pgs
Fees:13.00 Taxes:499.50
20070314-0031023

State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$135,000.00.**

Carol A. Clawson
Affiant

Subscribed and sworn before me this 12th day of **March, 2007.**

Notary Public

My Commission Expires: 12/09/07

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY LAURA D. PERRY

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
William W. Blixt **1732 Londonview Place** **Antioch, TN 37013**	**1732 Londonview Place** **Antioch, TN 37013**	NEW OWNER

Map 151-10-A, Parcel 163

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CARLOS C. LEYVA, UNMARRIED,

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

WILLIAM W. BLIXT, UNMARRIED,

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 132 Phase Two, Villages of Long Hunter, PUD as shown by plat of record in Plat Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carlos C. Leyva, by Deed from Ole South Properties, Inc. dated 06/04/2003 of record in Instrument Number 20030612-0081145, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Instrument Number 20020515-0059732, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Book/Instrument Number 20010531-0056382 and Instrument Number 20031111-0164945, Register's Office for said County.

Subject to easements of record in Book 8197, page 288; Book 9661, page 919; Book 2338, page 466; Instrument Number 200008906-0088272; Instrument Number 20000906-0088271; and Instrument Number 20001030-0107415, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 4446, page 423; Book 4535, page 351; Instrument Number 2001531-0056383; Instrument Number 20010531-0056381; and Instrument Number 20001030-0107415; Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Instrument Number 20041022-0127537, Register's Office for said County.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 12TH day of March, 2007.

Carlos C. Leyva

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Carlos C. Leyva,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand and official seal this 12th day of **March, 2007.**

My Commission Expires:

3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067