Davidson County DEEDWARR
Recvd: 04/02/07 08:49 2 pgs
Fees:13.00 Taxes:155.40

20070402-0038611

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$42,000.00.**

Affiant

AMY GERWIG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of March, 2007.

Notary Public

My commission expires: **MY COMMISSION EXPIRES: July 24, 2010**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Professional Title, LLC
2699 Lee Road, Suite 120 , Winter Park, Florida 32789

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Claddagh Properites, LLC	**New Owner**	**081 12 0 011.00**
4722 Jobe Trail		
Nolensville, TN 37135		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tennessee Equity Holdings, Inc., a Tennessee Corporation

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

Claddagh Properites, LLC, a Tennessee Limited Liability Company

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. 288 and the northerly 7 1/2 feet of Lot No. 287, on the Plan of McGavock, Wetmore and others, First Addition of Nashville, called the Town of McGavock, of record in Plat Book 21, page 23. Register's Office for said County, to which reference is made for a more complete description

Being the same property conveyed to William Horton and Rosemary Horton, as joint tenants with right of survivorship by Deed of record in Book 9995, Page 837 recorded 3/29/1996, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Tennessee Equity Holdings, Inc, a Tennessee Corporation in instrument number 20070402-0038608 **Register's Office for Davidson County, Tennessee**

This is improved (X) Unimproved (____) property, known as **1711 10th Ave N, Nashville, TN 37208**

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 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/our hand(s) this 30th day of March, 2007.

Tennessee Equity Holdings, Inc.

Stephen E. Perez, President

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Stephen E. Perez, President** of **Tennessee Equity Holdings, Inc.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President** of **Tennessee Equity Holdings, Inc.,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Stephen E. Perez** as **President.**

Witness my hand, at office, this **30th** day of **March, 2007.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: **July 24, 2010**

