This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/03/07 12:24 2 pgs
Fees:13.00 Taxes:711.17

20070503-0053117

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 192,209.00

Affiant

Subscribed and sworn to before me, this 27 day of April, 2007.

Notary Public

My Commission Expires: 1/22/09

CONNIE S. MADDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner	Send Tax Bills to:	Map-Parcel
Robert C. Gray 120 Claybrook Lane Antioch, TN 37013	SunTrust Mortgage, Inc. 201 4th Ave. N Nashville, TN 37219	173-15-0 A 20 173-15-0 A 020.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Luis R. Rodriguez-Gonzalez, (also known as Luis R. Rodriguez)** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert C. Gray, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Mill Run Subdivision, Phase 1, of record in Book 11700, Pages 27-28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Luis R. Rodriquez-Gonzalez by Warranty Deed from The Craig Company dated 5/12/03, of record in Instrument No. 20030522-0070381, Register's Office for Davidson County, Tennessee. Further being corrected by Scrivener's Affidavit of record in Instrument No. 20061222-0157894, said Register's Office.

Rebecca S. Rodriguez, spouse of Luis R. Rodriguez, joins herein solely for the purpose of conveying any and all martial interest she may have in subject property.

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plan of record in Plat Book 11700, Pages 27-28, said Register's Office.
2. Declaration of Covenants, Conditions, and Restrictions at Book 11675, page 472, amended at Instrument No. 20000215-0015152, and further amended at Instrument No. 20020701-0079016, and Instrument No. 20021121-0144876, said Register's Office.
3. By-Laws at Book 11675, page 497, said Register's Office.
4. Transmission Line Easement at Book 3933, page 359, said Register's Office.
5. Easement for Sanitary Sewers at Book 10448, page 188, said Register's Office.
6. Charter of Homeowners Association of record in Instrument No. 19991207-0300674, said Register's Office.
7. Landscape Agreement at Instrument No. 20010405-0033587, said Register's Office.

8. Stormwater Detention Agreement at Instrument No. 20010405-0033586, said Register's Office.

9. Agreement for Grant of Easement at Instrument No. 20011024-0116286, said Register's Office.

10. Quitclaim Deed to Home Owners Association at Instrument No. 20011219-0139981, said Register's Office.

11. All assessments and taxes due in 2007 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 120 Claybrook Lane, Antioch, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of March 2007

Luis Rodriguez-Gonzalez

Rebecca S. Rodriguez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Luis R. Rodriguez-Gonzalez**, the within named bargainor, 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 at Brentwood, TN, this 27 day of April, 2007.

Notary Public

My Commission Expires: 1/12/09

CONNIE S. MADDEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Rebecca S. Gonzalez**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, TN this [illegible] day of March, 2007.

Notary Public

My Commission Expires: 1/24/2009

JEAN M. CROWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 24, 2009