Davidson County DEEDWARR
Recvd: 07/12/07 15:39 2 pgs
Fees:13.00 Taxes:590.71

20070712-0083297

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $159,650.00.

Jorge Acevedo
Affiant

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Subscribed and sworn to before me this 10th day of July, 2007.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jorge Acevedo and Rosa Acevedo 119 Shepherd Hills Drive Madison, TN 37115	New Owner	03403003500

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 acknowledged, I/we, **119 Shepherd Hills Drive, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jorge Acevedo and Rosa Acevedo**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Map of Shepherd Hills, Section No. 1 as of record in Book 2331, Page 46, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the Easterly margin of Shepherd Hills Drive at the corner of Lots 22 and 23; thence with the margin of said Drive, Southerly 178.67 feet to a point at the beginning of a curve; thence around said curve in an Easterly Direction, 32.1 feet to a concrete monument in the Northerly margin of a 50-foot unnamed Street; thence with said Street, Easterly 220 feet to a concrete monument; thence Northerly along the rear line of Lot 22, 222.8 feet to a corner of Lots 22 and 23; thence Westerly along the line between said lots 180.6 feet to the point of beginning.

BEING the same property conveyed to 119 Shepherd Hills Drive, LLC, its successors and assigns, by Warranty Deed from Wallace Mitchell, unmarried, dated April 28, 2005, recorded April 29, 2005, in Instrument Number 20050429-0047757, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Book 2331, Page 46, Register's Office for Davidson County, Tennessee.

Sewer and Drainage easement to Metropolitan Davidson County set forth in the instrument recorded in Book 5589, Page 787, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 119 Shepherd Hills Drive, Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 10th day of July, 2007.

119 Shepherd Hills Drive, LLC
Leland Stoller, Manager

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Leland Stoller in his capacity as Manager of 119 Shepherd Hills Drive, LLC**, 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, this 10th day of July, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075