Davidson County DEEDWARR
Recvd: 07/18/07 10:01 2 pgs
Fees:13.00 Taxes:1184.00

20070718-0085345

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Cerys Matthews and Seth Riddle, Grantors
TO: Claudia Pinto, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Claudia Pinto 1820/1822 Ordway Place Nashville, TN 37206	Same as Owner	083.10-0-369.00 083.10-0-247.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $320,000.00.

Carmen Cooper
Affiant

J. BRANDON MILLER STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this the 16th day of July, 2007.

My commission expires: 11-22-10

J Brandon Miller
NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Cerys Matthews and husband, Seth Riddle**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Claudia Pinto**,an unmarried woman, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land In Davidson County, Tennessee, being Lots Nos. 1 and 2, on the Plan of Egerton Subdivision of record in Instrument Number 20050322-0031179, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cerys Matthews and husband, Seth Riddle, by warranty deed from March Egerton recorded April 19, 2005 in Instrument No. 20050419-0043547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities, including all matters of record in Book 332, page 133, and Instrument No. 20050322-0031179.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 1820/1822 Ordway Place, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 16TH day of July, 2007.

"GRANTORS"

Cerys Matthews

Seth Riddle by Cerys Matthews, as attorney-in-fact

Seth Riddle

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal at Brentwood, Tennessee this 16TH day of July, 2007.

My commission expires: June 12, 2011

Notary Public

{Seal}

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cerys Matthews, to me known (or proved to me on the basis of satisfactory evidence) and who further acknowledged that she is the "attorney-in-fact" of Seth Riddle and the person who executed the foregoing instrument in behalf of Seth Riddle and who acknowledged that she executed the same as the free act and deed of Seth Riddle.

WITNESS my hand and official seal at Brentwood, Tennessee this 16TH day of July, 2007.

My commission expires: June 12, 2011

Notary Public

{Seal}