Return to:

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

~~Mail to:~~ Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
615-776-7461

#449

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Luis I Serrano	Countrywide Home Loans	Map 151-10A
7313 Ole Nottingham Drive	4500 Park Granada	Parcel 152
Antioch, TN 37013	Calabasas, CA 91302-1613	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **K. Punch, Successor Trustee, of The Mosley Family Land Trust, a revocable living trust under the provisions of a trust agreement dated February 7, 2005, with full power to sell, convey, mortgage, or otherwise encumber without joiner of any beneficiary,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Luis I. Serrano, a married man,** (The "Grantee"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Phase Two, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument Number 20020515-0059732, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to B. Parrish, Trustee, of The Mosley Family Land Trust, under the provisions of a trust agreement dated February 7, 2005, by Warranty Deed To Trustee from Dante Mosley and Joyce Mosley, both unmarried, joint tenants with right of survivorship of record in Instrument No. 20050209-0015069, said Register's Office. The said B. Parrish having since resigned and replaced by K. Punch, as Successor Trustee of record in Instrument No. 20070215-0019375, said Register's Office.

Davidson County DEEDWARR
Recvd: 08/02/07 11:15 2 pgs
Fees:13.00 Taxes:536.50
20070802-0091918

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes are now due and payable.**
2. **Restrictions of record in Instrument No. 20010531-0056382, said Register's Office.**
3. **Easement of record in Book 8197, page 288, Book 9661, page 919, Book 2338, page 466. Instrument No. 20000906-0088272, Instrument No. 20000906-0088271, and in Instrument No. 20001030-0107415, said Register's Office.**
4. **All matters appearing of record in Book 4446, page 423, Book 4535, page 351, Instrument No. 20010531-0056383, Instrument No. 20010531-0056381, and in Instrument No. 20020718-0086411, said Register's Office.**
5.

This is improved property commonly known as: 7313 Ole Nottingham Drive, Antioch, TN 37013.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $145,000.00

K. Punch
Affiant

Subscribed and sworn to before me this
31st **day of July, 2007.**

Judy Painter-Rose
Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of **July, 2007.**

The Mosley Family Land Trust
dated February 7, 2005

By: K. Punch, Successor Trustee
K. Punch, Successor Trustee

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **K. Punch** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **herself** to be the **Successor Trustee** of **The Mosley Family Land Trust dated February 7, 2005,** and that **She** executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** by **Herself** as the **Successor Trustee.**

WITNESS my hand and official seal at Nolensville, Tennessee, this
31st **day of July, 2007.**

Judy Painter-Rose
Notary Public

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011