JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $233,000.00

Affiant

Subscribed and sworn to before me
This 30 day of July, 2007

Notary exp: 7-24-10

New Owner:
Dorothy Newberry

Address of new owners:
9106 Sawyer Brown Rd
Nashville, TN 37221

Send tax bills to:
New Owner

Map & Parcel:
142-9H-26CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Tessa Tina Lemos Del Pino and Jerome Curtis Del Pino, wife and husband** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dorothy Newberry,** hereinafter called the Grantee, her 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 Unit No. 9106 together with Carport designated as No. 9106-C on the Plan of River Plantation Phase 1, Section IX, of record Plat Book 7900, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of River Plantation (Section Nine), Phase 1, a horizontal property regime established by Master Deed of record in Book 8061, page 341, amended in Book 9326, page 713, said Register's Office.

Being the same property conveyed to TESSA TINA LEMOS DEL PINO AND JEROME CURTIS DEL PINO, by deed from WILLIAM M. FERRY, of record Instrument No. 20040818-0099743 and corrected Instrument No. 20041216-0149846, dated August 16, 2004, said Register's Office.

The 2007 County property taxes have been prorated between the two parties.

Matters shown on the Plan of record Book 7900, page 97 and amended by Surveyors Certificate of Correction of record in Book 8123, page 692, said Register's Office.

Matters shown on the Plan of record Book 7900, page 98, said Register's Office.

Restrictive Covenants contained in instrument of record Book 7389, page 924, said Register's Office.

Master Deed of record Book 8061, page 341 and amended in Book 9326, page 713 and Instrument No. 20041124-0140994, Register's Office for said County.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **9106 Sawyer Brown Rd Nashville, TN 37221**

OR The property is unimproved.

Davidson County DEEDWARR
Recvd: 08/06/07 12:58 2 pgs
Fees:13.00 Taxes:862.10

20070806-0093375

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that she is 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 herself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 30th day of July, 2007.

Tessa Tina Lemos Del Pino

Jerome Curtis Del Pino

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tessa Tina Lemos Del Pino & Jerome Curtis Del Pino, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 30 day of July, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212