Davidson County DEEDWARR
Recvd: 09/05/07 14:47 2 pgs
Fees:13.00 Taxes:414.40

20070905-0106714

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 29th day of August, 2007.

J. Brandon Miller
Notary Public
My commission expires: 11-22-10

07-0708-83406

Address of New Owner:	Send Tax Bills to:	Tax Information
Claudia Linares 810 Bellevue Road #234 Nashville TN 37221	GMAC Mortgage, LLL f/k/a GMAC Mortgage Corp. 218 Lakeside Plaza Dr. Forsham, PA 19044	142-06-0-A-234

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shaine M. Robbins, married and Debra Brabec, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Claudia Linares, unmarried,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Unit No. 234, Building 37, and Garage No. 3, on the Plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, Page 128-130, a Horizontal Property Regeime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as described in Master Deed and By-Laws of "Peppertree", Creekside Meadows Condominiums of record in Book 4834, Page 257 and 297; Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6237, Page 644; Book 6535, Page 723 and 724; Book 6874, Page 354; and Book 7610, Page 973, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce Brabec and wife, Debra Brabec by deed from Margaret R. Sherrill, Executrix of the Estate of Dean E. Ruch, dated January 19, 1999, recorded January 21, 1999, of record in Book 11306, Page 335, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Shaine M. Robbins by Quitclaim Deed from Bruce G. Brabec, dated December 12, 2002, recorded January 14, 2003, of record in Instrument No. 20030114-0005755, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Rahel M. Robbins, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying all right, title, and interests, including her marital interests, if any, in the subject property.

This property is improved property known as **810 Bellevue Road #234, Nashville, TN 37221.**

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29th day of August, 2007.

Shaine M. Robbins

Rahel M. Robbins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shaine M. Robbins and Rahel M. Robbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29th day of August, 2007.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/22/08

Debra Brabec by Shaine M. Robbins as Attorney in Fact

Debra Brabec by Shaine M. Robbins as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shaine M. Robbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Debra Brabec, and that he is authorized by Debra Brabec to execute this instrument on her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of August 2007.

Notary Public at Large

My commission expires: 11/22/08