WARRANTY DEED

State of Tennessee)
County of DAVIDSON) G#3696-2

The actual consideration or value, whichever is greater, for this transfer is **$144,300.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2007.

Notary Public

My commission expires: 11/27/07 (AFFIX SEAL)

ROGER SPROUSE NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Davidson County DEEDWARR
Recvd: 09/12/07 15:40 3 pgs
Fees:18.00 Taxes:533.91
20070912-0109605

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
IVAN J. PORTO SIURANO, III, and CAREN CADENAS	Citi Mortgage	**Map 151-01-0-A Parcel 143.00co**
3724 Waterford Way	P.O. Box 183040	
Antioch, TN 37013	Columbus, OH. 43218	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

SCOTT ROBERT ROWLAND, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IVAN J. PORTO SIURANO, III, and CAREN CADENAS, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 143 on the Plan of Chatham Pointe, a Planned Unit Development, as of record in Book 6900, Pages 444, 445, 446, and 447, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Scott Robert Rowland, unmarried, by Warranty Deed dated September 28, 2004, from Larry N. Delk and wife, Lillie M. Delk, of record in Instrument No. 20041005-0119990, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7358, Page 656, and amended in Book 7538, Page 792, in Book 7599, Page 812, and in Book 8667, Page 381, said Register's Office; By-Laws of record in Book 8679, Page 446, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed on behalf of Scott Robert Rowland, pursuant to a Power of Attorney executed by him on the 25th day of July, 2007, of record in Instrument No. 20070912-0109604 **, Register's Office for Davidson County, Tennessee.**

This is IMPROVED (__X__) unimproved (____) property, known as: **3724 Waterford Way, Antioch, TN 37013**.

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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 ourselves, our heirs and representatives, to warrant and forever 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 genders.

Witness my/our hand(s) this **7th** day of **September, 2007.**

Scott Robert Rowland
SCOTT ROBERT ROWLAND

By: Kathy Hand, attorney-in-fact
Kathy Hand, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Kathy Hand,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **SCOTT ROBERT ROWLAND,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **SCOTT ROBERT ROWLAND** for the purpose therein contained, by signing the name of **SCOTT ROBERT ROWLAND** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **September, 2007.**

Katherine Goodson
Notary Public

My Commission Expires: May 2, 2011



Certificate of Authenticity

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/24/07.

Notary's Seal (If on paper)

