This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070467

After Recording Return to:
Bridgehouse Title
342 Cool Springs Blvd., Ste 202
Franklin, TN 37067
File #7108

Davidson County DEEDWARR
Recvd: 09/27/07 10:00 2 pgs
Fees:13.00 Taxes:451.40

20070927-0115235

Send Tax Bills To:
Southeast Financial Credit Union
444 James Robertson Pkwy
Nashville, TN. 37219

New Owner is:
Ismael Casanueba-Perez
7331 Old Nottingham Drive
Antioch, TN 37013

MAP: 151-10-0A

PARCEL: 269.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **TIFFANY MITCHELL, UNMARRIED** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **ISMAEL CASANUEBA-PEREZ and** wife **MARIBEL CHAVEZ-LOPEZ**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **7331 Old Nottingham Drive, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the plan of Phase 3, Villages of Long Hunter P.U.D., as shown by plat appearing of record in Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tiffany Mitchell, a single woman, by Warranty Deed from Ole South Properties, Inc., dated 10-28-03 and recorded 11-4-03 in Instrument No. 20031104-0161195, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TM
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 21st day of Sept., 2007.

GRANTOR(S):

Tiffany Mitchell

TIFFANY MITCHELL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tiffany Mitchell** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 21st day of Sept., 2007.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is ~~greater, for this~~ transfer is **$122,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 21 day of September, 2007.

J. SUSAN DUFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

NOTARY PUBLIC
My commission expires: 01-16-2008