WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/07 13:46 2 pgs
Fees:13.00 Taxes:517.63

20071002-0117416

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$139,900.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 5 DAY OF SEPTEMBER, **2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES 3/21/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
CAREY S. BIRDINE AND NATAYSHA D. ROBERTSON	~~SAME~~ IndyMAC Bank	**062020A33400CO**
3128 BARKSDALE HARBOR DRIVE	190 Technology Pkwy #100	
NASHVILLE, TN 37214	Norcross GA 30092	

FOR AND IN CONSIDERATION OF THE SUM OF **$139,900.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FERDINAND R. QUINONES AND WIFE, ANKARA M. QUINONES

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

CAREY S. BIRDINE, A SINGLE PERSON, AND NATAYSHA D. ROBERTSON, A SINGLE PERSON, AS JOINT TENANTS IN COMMON WITH THE RIGHT TO SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot No. 306 on the Plan of River Tract Estates, Phase 2, Section 6, as of record in Instrument No. 20010605-0058138, 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 Ferdinand R. Quinones and wife, Ankara M. Quinones by Warranty Deed from Cain Properties, Inc. dated 03/29/02 and filed for record on 04/04/02 in Instrument # 20020404-0040953, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Plat Book 6851, page 370, said Register's Office.
Subject to By Laws of record in Book 6851, Page 390, said Register's Office.
Subject to Charter for HOA of record in Book 6851, Page 363, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **3128 BARKSDALE HARBOR DRIVE NASHVILLE, TN 37214**

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 not 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 ever 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 hand this 5 day of **SEPTEMBER, 2007**

FERDINAND R. QUINONES **ANKARA M. QUINONES**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **FERDINAND R. QUINONES AND ANKARA M. QUINONES,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of **SEPTEMBER, 2007.**

NOTARY PUBLIC

(SEAL) My Commission expires: 3/21/01

LISA MARIE VASKE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY