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Davidson County DEEDWARR
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Fees:13.00 Taxes:773.30
20071005-0119353

#5397

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Alejandra Diaz Guerra	Same as	Map 133-13-0-
4704 Danby Drive	Owner	Parcel 104.00
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Thomas Davidson and wife, Robyn Davidson,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Alejandra Diaz Guerra,** _____, (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of Abbey Hall, Section 1, of record in Plat Book 2331, page 18, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Davidson and wife, Robyn Davidson by warranty deed recorded on March 27, 1997 from James J. Condra and wife, Martha D. Condra of record in Book 10394, page 632, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **All matters appearing of record in Plat Book 2331, page 18, said Register's Office.**

This is improved property commonly known as **4704 Danby Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $209,000.00.

Affiant

Subscribed and sworn to before me this 26th day of September, 2007

Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of **September, 2007**

Thomas Davidson

Robyn Davidson

Robyn Davidson

[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 **Thomas Davidson and Robyn Davidson**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 26th day of **September, 2007.**

Notary Public

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011