Davidson County DEEDWARR
Recvd: 12/26/07 12:16 2 pgs
Fees:13.00 Taxes:784.40

20071226-0147138

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $272,000.00

Affiant

Subscribed and sworn to before me
This 20 day of December 2007

Notary exp 9-19-09

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address of new owners:
Irene Oquendo
2730 Linmar Avenue
Nashville, TN 37215

Send tax bills to:
CTX Mortgage
P.O. Box 650269
Dallas, TX 75265

Map & Parcel:
104-14-0D-012.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jason G. Limbaugh, Unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Irene Oquendo,** unmarried hereinafter called the Grantee, her 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 Unit No. 12, together with the appurtenant interest in the common elements of Linmar Place III, a horizontal property regime established by Master Deed, of record in Book 7887, page 558 as amended in Book 8103, page 984, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to JASON G. LIMBAUGH, UNMARRIED by deed from RICHARD F. DEFIORE, unmarried of record as Instrument No. 20031104-0161898, dated October 30, 2003, Register's Office for Davidson County, Tennessee.

This Conveyance is Subject to the following;
The 2007 County property taxes have been prorated between the two parties.
Matters Shown on Plan of Record in Plat Book 3500, page 137, said Register's Office,
Restrictive Covenants contained in Instrument of Record in Book 3873, page 966, said Register's Office,
Master Deed of record in Book 7887, page 588, as amended in Book 8103, page 984, Register's Office for said County,Easements to the State of Tennessee of record in Book 4720, page 21, Book 4844, page 611, and Book 7852, page 631, Register's Office for said County,
Lack of direct access to and from controlled access highway,
Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

X The property is improved with an address of: **2730 Linmar Avenue Nashville, TN 37215**
OR The property is unimproved.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that she is 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 she does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 20 day of December, 2007.

Jason G. Limbaugh

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason G. Limbaugh, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 20 day of December, 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010