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Davidson County DEEDWARR
Recvd: 01/16/08 15:35 2 pgs
Fees:13.00 Taxes:647.50

20080116-0005137

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 11th day of January, 2008.

Notary Public

My Commission Expires: October 25, 2008

This instrument was prepared by:
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARISELA GARCIA RAYMUNDO CERVANTES GONZALEZ 748 Piccadilly Row Antioch, TN 37013	NEW SOUTH FEDERAL SAVINGS BANK 210 AUTOMATION WAY BIRMINGHAM, AL 35210	135-14-0-A-015.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DANIEL MICHAEL SINGELYN and wife, ELIZABETH ANNE SINGELYN**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **MARISELA GARCIA and RAYMUNDO CERVANTES GONZALEZ, wife and husband**, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 15, Final Plat, Phase Two, Pinnacle Point Subdivision, of record in Plat Book 6900, Pages 140 and 141, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Michael Singelyn and wife, Elizabeth Anne Singelyn by deed from Marvin D. Farris, Jr. and wife, Beatrice M. Farris, of record in Book 11221, Page 865, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: 1) Taxes for 2008 and subsequent years; 2) All matters appearing on the Plan of record in Plat Book 6900, Pages 140 and 141, Register's Office for Davidson County, Tennessee; 3) Restrictive covenants in Book 6405, Page 169, Book 7032, Page 733, Book 7067, Page 739, Book 10097, Page 390, Instrument No. 200105040046047 and Instrument No. 200105040046048, Register's Office for said County; 4) All matters appearing in the Master Deed of record in Book 7032, Page 730, Register's Office for said County; 5) By-Laws of Pinnacle Point Homeowners Association of record in Book 7032, Page 761,

Register's Office for said County; 6) Omitted from the above is any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This property is improved property known as 748 Piccadilly Row, Antioch, Tennessee 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, successors and assigns, forever. Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

GRANTORS do further covenant and bind themselves, their heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors 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 11th day of January, 2008.

Daniel Michael Singelyn
DANIEL MICHAEL SINGELYN

Elizabeth Anne Singelyn
ELIZABETH ANNE SINGELYN

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 DANIEL MICHAEL SINGELYN and ELIZABETH ANNE SINGELYN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of January, 2008.

ALBERT WAYNE CRIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Albert Wayne Crim
Notary Public

My Commission Expires: 7/5/11