WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/24/08
(AFFIX SEAL)

PATRICIA A. HODGES NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE
My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Consuelo Rios	Same as	**96-15-74**
(NAME)	(NAME)	
3111 Laurel Forest Dr.	new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ATFH Real Property, LLC, a Florida Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Consuelo Rios**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 86 on the Plan of Hickory Bend, Section III, or record in Book 3600, Page 42, Register's Office for said County, to which plan reference is hereby made for amore complete description.

Said Lot No. 86 fronts 85.0 feet on the easterly side of Laurel Forest Drive and extends back between lines, 140.0 feet on the north line, and 140.0 feet on the south line, to a line in the rear on which it measures 85.0 feet.

Being the same property conveyed to ATFH Real Property, LLC, by deed dated April 3, 2007 from Tobano Realty, LLC Wells Fargo Foothill as Secured Party of record in Instrument No. 20070405-0041029, said Register's Office.

Subject to current and past years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's office.

unimproved ☐

This is improved ☒ property, known as **3111 Laurel Forest Dr., Nashville, TN 37214**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 forever 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 10th day of November, 2007.

ATFH Real Property, LLC

By:
Neil Harreveld, Vice President

Davidson County DEEDWARR
Recvd: 02/06/08 13:57 2 pgs
Fees:13.00 Taxes:399.60

20080206-0012464

STATE OF FLORIDA

COUNTY OF PALM BEACH

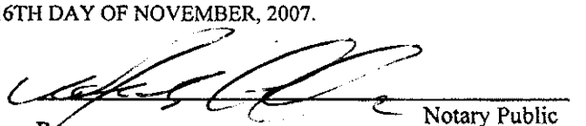
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Neil Harreveld, Vice President, with whom I am personally acquainted and who upon his oath acknowledged himself to be the designated agent and Vice President for ATFH Real Property, LLC, a Florida Limited Liability Company, the within named bargainor, and that he as such designated agent and Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as its designated agent and Vice President.

Witness my hand and official seal at Nashville, Tennessee this 16TH DAY OF NOVEMBER, 2007.

Commission expires:



OFFICIAL NOTARY SEAL
MISTY LAGES
COMMISSION NO. DD474658
MY COMMISSION EXP. Sept. 27, 2009



Notary Public

By: MISTY LAGES