Davidson County DEED TARR
Recvd: 02/21/08 10:55 2 pgs
Fees:13.00 Taxes:2079.03
20080221-0016958

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
OF DAVIDSON

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|~~$561,000.00~~
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 13 DAY OF February, 2008.
| Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David & Cari M. Garcia 105 Aaron's Cress Blvd. Hermitage, TN 37076	US Bank NA 4801 Frederica St. Owensboro, KY 42301	Map 87.10 Group A Parcel 13

For and in 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,

H Group, LLC, a Tennessee Limited Liability Company

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

David Garcia and wife, Cari M. Garcia

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. 113, ON THE FINAL PLAT OF AARON'S CRESS, A CLUSTER LOT DEVELOPMENT, PHASE 1A, FILED FOR RECORD IN INSTRUMENT 20061219-0156396, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO H GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM HERMITAGE DEVELOPERS, INC., A TENNESSEE CORPORATION DATED FEBRUARY 15, 2007 OF RECORD IN INSTRUMENT NUMBER 20070215-0019518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20061219-0156396, Register's Office for Davidson County, Tennessee.
2) Property is subject to Aarons Cress, Phase 1-A, a Cluster Lot Development, Charter of record in Instrument Number 20060131-0012115, Register's Office for Davidson County, Tennessee, and the By-Laws and restrictions appended thereto in Instrument Number 20060131-0012116, including liens for assessments as provided therein, easements and restrictions as contained therein.
3) Property is subject to easement for sanitary sewer/storm drain to Metro Government in Book 1164, Page 669, 672 and 675, said Register's Office.
4) Property is subject to Storm Water Detention Agreement in Instrument Number 20060517-0058051 said Register's Office.
5) 2008 taxes and subsequent years.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **105 Aarons Cress Blvd., Hermitage, TN 37076**
(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(s) this 13 day of February, 2008.

James Dwight Holland Member
James Dwight Holland, Member

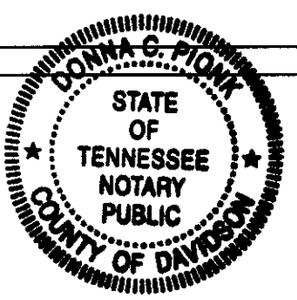
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Dwight Holland, Member with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13 day of February, 2008.

Donna C. Plonk
NOTARY PUBLIC

My Commission Expires: 1-9-2012



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076