Box 34

Davidson County DEEDWARR
Recvd: 02/21/08 13:45 3 pgs
Fees:18.00 Taxes:510.60
20080221-0017141

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)
Juan M. Miranda
513 Black Mountain Court
Antioch, TN 37013

Send Tax Bills to: and
New Owner

Map-Parcel:
135140A13500CO

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, I/we, **Marshall E. Reddick, an unmarried person** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Juan M. Miranda**, hereinafter called the Grantees, its successors 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. 135 on the Plan of PINNACLE POINT SUBDIVISION, PHASE III, of record in Book 6900, pages 391, 391 and 393, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Marshall R. Reddick, a single person, by Special Warranty Deed from Secretary of Veterans Affairs, dated March 21, 1994, and recorded in Book 9292, page 102, Register's Office for said County.

THIS conveyance is subject to:
1. **2008 taxes prorated and assumed.**
2. **Plan of record in Book 6900, pages 391-393, said Register's Office.**
3. **Master Deed, Declaration of Covenants, Conditions and Restrictions and By-Laws for Pinnacle Point Homeowners Association filed in Book 7032, pages 730 through 777, both inclusive, as amended in Book 7067, page 739; Articles of incorporation for Pinnacle Point Homeowners Association filed in Book 7058, page 234; Restrictive covenants filed in Book 6405, page 169; Certificate of Acknowledgment and Oath of record in Book 7065, page 959; Deed to Metropolitan Government of Nashville and Davidson County, TN for sewer lines filed in Book 7097, page 158; and all applicable local government planning, building and zoning regulations.**

This is improved property known as: 513 Black Mountain Court, Antioch, TN 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 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 whosoever.

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 our hands this 18 day of February, 2008.

x _____
Marshall E. Reddick

STATE OF CALIFORNIA:
COUNTY OF x Orange :

On this x 18 day of February, 2008, before me personally appeared MARSHALL E. REDDICK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal.

x _____
Notary Public

My Commission Expires:
01-23-2010

SRS1 MARCIE C. PERSSON COMM. #1640482 NOTARY PUBLIC - CALIFORNIA ORANGE COUNTY My Comm. Expires Jan. 23, 2010 SRS1

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Affiant

Sworn to and subscribed before me
this 18 day of February, 2008.

LYNDA KAYE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 1/23/2010