Box 89

Davidson County DEEDWARR
Recvd: 02/25/08 15:50 3 pgs
Fees:18.00 Taxes:488.40
20080225-0018452

16332
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):	**Send Tax Bills to:**	**Map/Parcel:**
Mr. & Mrs. Caleb Murphy 884 Custer Avenue San Marcos, CA 92078	CitiMortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368-2240	182060A01100CO

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, **Carlos Ortiz and wife, Alicia Ortiz**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Caleb Murphy and wife, Julie-Ann Murphy**, 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:

BEING Lot No. 11, Final Plat, Section One, Old Hickory Hills, of record in Instrument No. 20011023-0115382, Register's Office for Davidson Countym, Tennessee.

BEING the same property conveyed to Carlos Ortiz and wife, Alicia Ortiz by Warranty Deed from Greenvale Construction, LLC, dated August 30, 2002, and recorded in Instrument No. 20020906-0108369, Register's Office for said County.

THIS conveyance is subject to:
1. 2008 taxes, prorated and assumed.
2. Declaration of covenants, conditions and restrictions filed in Instrument No. 20020116-0006750, said Register's Office.
3. Charter of homeowners association filed at Instrument No. 20020123-0009417, said Register's Office.
4. The plan of record in Instrument No. 20011023-0115382, said Register's Office.
5. Storm Water Detention Agreement filed at Instrument No. 20010306-0021333, said Register's Office.

This is improved property known as: 7811 Rainey Drive, 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 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 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 19 day of February, 2008.

Carlos Ortiz

Alicia Ortiz

STATE OF CALIFORNIA:
COUNTY OF _____:

On this _____ day of February, 2008, before me personally appeared **Carlos Ortiz and wife, Alicia Ortiz**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at office.

see attached certificate
Notary Public

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn to before me this 22 day of February, 2008.

Notary Public

My Commission Expires

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Bernardino }

On 2-19-08 (Date) before me, Marian Payan Notary Public (Here Insert Name and Title of the Officer),
personally appeared Carlos Ortiz & Alicia Ortiz (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Marian Payan (Signature of Notary Public)

MARIAN PAYAN
Commission # 1553417
Notary Public - California
San Bernardino County
My Comm. Expires Feb 18, 2009

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: Feb. 19, 2008 Number of Pages: 2
Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name:
☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name:
☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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