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THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11/22/2010
(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
Christopher & Denise O'Quinn 1009 Carriage Way Court Hermitage, TN 37076	JP Morgan Chase Bank, N.A. 5409 Maryland Way, Suite 202 Brentwood, TN 37027	Map 86.07 Parcel 10

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,

Arnoldo Valdez and wife, Alma Rosa Valdez

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

Christopher W. O'Quinn and Denise O'Quinn

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, ON THE PLAN OF JACKSON'S RETREAT, PHASE I, SECTION II, OF RECORD IN BOOK 5200, PAGE 334, 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 LUIS FERNANDO SANDOVAL, MARRIED, BY DEED FROM LEWIS R. REASONOVER AND WIFE, MARY E. REASONOVER, DATED MAY 28TH, 1997 OF RECORD IN BOOK 10477, PAGE 734, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING FURTHER CONVEYED TO ARNOLDO VALDEZ AND WIFE, ALMA ROSA VALDEZ BY QUITCLAIM DEED FROM LUIS FERNANDO SANDOVAL, DATED JULY 22, 1999 OF RECORD IN BOOK 11584, PAGE 17, 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 Book 5200, Page 334, and as amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee.
2) Property is subject to Jackson's Retreat, Phase 1, Section II, a Planned Unit Development, Charter of record in Book 5745, Page 283, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 5928, Page 699, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 5741, Page 360, said Register's Office. (but omitting 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 State Code, or (b)relates to handicap but does not discriminate against handicapped persons.)
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1009 Carriage Way Court, 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 our hand(s) this 28 day of February, 2008.

Arnoldo Valdez

Alma Rosa Valdez

Davidson County DEEDWARR
Recvd: 03/03/08 12:29 2 pgs
Fees:13.00 Taxes:481.00

20080303-0020834

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Arnoldo Valdez and wife, Alma Rosa Valdez, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2008.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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