McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 03/13/08 13:38 2 pgs
Fees:13.00 Taxes:373.70
20080313-0025395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $101,000.00

Affiant

Subscribed and sworn to before me, this 29th day of February, 2008.

Notary Public

Expiration of commission.

(Notary Stamp)

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jorge Sicilia-Arias	**Countrywide Bank, FSB**	**Map 107, Group 130, Parcel 121.00**
1204 Catina Drive	**3011 Armory Drive, Suite 120**	
Nashville, TN 37217	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Juan Carlos Buruca , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jorge Sicilia-Arias, unmarried

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. 281 on the Plan of First Addition Miro Meadows, of record in Plat Book 1424, page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Juan Buruca, by Warranty Deed, from Gabriel Alamilla and wife, Alicia Alamilla, of record in Instrument No. 20050504-0049953, Dated April 28, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1424, page 106, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 1204 Catina Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 29th day of February, 2008.

X Juan Carlos Buruca

Juan Carlos Buruca

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Juan Carlos Buruca, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February, 2008.

A. Scott Hubbard

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **08154-SH**

RECORD & RETURN TO:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027