File No. 80220

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/08 14:12 2 pgs
Fees:13.00 Taxes:777.00
20080404-0034468

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Anthony Quiogue	Magna Bank	141070B-11500 co
(NAME) 7152 Somerset Farms Drive	(NAME) PO Box 17257	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Memphis, TN 38187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Juan A. Reina and Aura L. Reina, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Anthony Dela Paz Quiogue, and wife, Jennifer Malajacan Cruz, 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. 134 on the Plan of First Revision of Somerset Farms, Section 4, Phase 1 of record in Book 9700, Page 157, Register's Office for said County, to which plan reference is hereby made for a more complete description. ~~Said Lot No. 134 fronts 60.00 feet on the westerly margin of Somerset Farms Drive and extends back between parallel lines 100.00 feet to a dead line in the rear, measuring 60.00 feet thereon.~~

Being the same property conveyed to Juan A. Reina and Aura L. Reina by Final Decree Confirming Sale recorded on October 12, 2006, in instrument no: 20061012-0126651 and by quitclaim deed from Edmund A. Thomas, Jr. and wife, Billie L. Thomas in Instrument No: 20080310-0023711, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 8556, page 11, and amended in Book 9383, Page 526, and re-recorded Book 9662, page 869, and in Book 10190, Page 182, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7152 Somerset Farms Drive, Nashville, TN 37221
(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 hands this 31st day of March, 2008.

Juan A. Reina

Aura L. Reina

Aura L. Reina

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STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juan A. Reina and Aura L. Reina, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2008.

Commission expires: 1-19-11

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Brenda Shelby
Notary Public

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075