(1)

Bk 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999
23186

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $839,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2008.

Notary Public

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

My commission expires:

Name and Address of New Owner:

Elizabeth A. Dobbs
4504 B Belmont Park Terrace
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/08/08 13:21 3 pgs
Fees:18.00 Taxes:3106.15
20080508-0047809

Send Tax Bills To:

Equity Services, Inc. d/b/a
Affordable Funding
5711 Six Forks Road, Suite 303
Raleigh, NC 27609

Street Address of Subject Property:

4504 B Belmont Park Terrace
Nashville, TN 37209

Map and Parcel:

131-07-P-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARCELO SANZ,** hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **ELIZABETH A. DOBBS,** an unmarried woman, hereinafter called "**GRANTEE,**" her

heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B (4504 B) on the Plan of Belmont Park Terrace as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of Belmont Park Common, a Horizontal Property Regime with Private Elements of record as Instrument No. 20061121-0144441 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marcelo Sanz, a married man, by Deed from Gary Claiborne and wife, Leslie Claiborne, of record as Instrument No. 20061121-0144444 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4504 B Belmont Park Terrace, Nashville, TN 37215.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County Taxes for the year 2008 which have been prorated between the parties and assumed by Grantee.

2. Plan of Belmont Park Terrace as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of Belmont Park Common, a Horizontal Property Regime with Private Elements of record as Instrument No. 20061121-0144441 in the Register's Office for Davidson County, Tennessee.

3. Matters shown on Plan of record in Plat Book 1424, page 2, in said Register's Office.

4. Restrictive Covenants of record in Book 1488, page 131, in said Register's Office.

5. Declaration of Covenants, Conditions and Restrictions for Belmont Park Commons including, but not limited to easements, assessments, special assessments, charges and liens contained in Instrument No. 20061121-0144441 in said Register's Office.

6. Subject to the rights of others in and to the common areas.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the Grantee, her heirs 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.

ROXANA SUAREZ, the wife of MARCELO SANZ, does not join in this conveyance as the subject property is not now nor has it ever been used as the primary residence of the parties.

WITNESS my hand this 7th day of May, 2008.

MARCELO SANZ

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCELO SANZ the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

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