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

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 27th day of May, 2008.

Notary Public

Expiration of commission.

Davidson County DEEDWARR
Recvd: 05/30/08 15:26 2 pgs
Fees:13.00 Taxes:499.50

20080530-0055392

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:
Pedro R. Zamora **Maria Lopez De Rivera**	**WR Starkey Mortgage, LLP**	**Map 150, Group 09-0, Parcel 173**
3005 Cedarcliff Court	**512 Autumn Springs Court, Suite 104D**	
Antioch, TN 37013	**Franklin, TN 37067**	

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,

Gaspar Z. Avila and wife, Rosa Maria Rivera

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

Pedro R. Zamora and Maria Lopez De Rivera, husband and wife

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 all of Lot No. 101, on the plan of Forest View Park, Section V, Phase II, of record in Plat Book 6250, page 458, 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 Gaspar Z. Avila and wife, Rosa Maria Rivera, by Warranty Deed, from Robert P. Burkett and wife, Vera Burkett, of record in Instrument No. 20050504-0049758, Dated May 2, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, page 458, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6569, page 294, Register's Office for DAVIDSON County, Tennessee.
Retention Agreement of record in Instrument No. 20050504-0049758, Register's Office for DAVIDSON County, Tennessee.
TVA Line Easement of record in Book 437, page 21 and Book 7269, page 389, Register's Office for DAVIDSON County, Tennessee.
Right of Way Agreement of record in Book 4607, page 484, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7582, page 193, Register's Office for DAVIDSON County, Tennessee.
Deed to Home Owners Association of record in Book 8794, page 151, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 9190, page 528 and Book 9190, page 532, Register's Office for DAVIDSON County, Tennessee.
Easement to Columbia Pipeline Company of record in Book 3852, page 679, Register's Office for DAVIDSON County, Tennessee.
Easement to Columbia Gulf Transmission Company of record in Book 3463, page 126, Register's Office for DAVIDSON County, Tennessee.
Easement to Gulf Interstate Gas Company of record in Book 2244, page 13, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 7079, page 492, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common area/elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
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 improved property known as 3005 Cedarcliff Court, Antioch, TN 37013.

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 27th day of May, 2008.

Gaspar Avila Z
Gaspar Z. Avila

Rosa Maria Rivera
Rosa Maria Rivera

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Gaspar Z. Avila and wife, Rosa Maria Rivera , 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2008.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 18, 2009

Notary Public

My Commission Expires:

File #: **08368-JM**

RECORD & RETURN TO:

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