Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/14/08 08:05 3 pgs
Fees:18.00 Taxes:712.25
20080714-0071636

39-B
File #08-1221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James Brian Byrd and Claudia Diaz-Byrd, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Aaron Olson, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, TN, being Lot No. 16 on the Plan of Boone Trace at Biltmore, Phase One, of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Brian Byrd and wife, Claudia Diaz-Byrd by deed from Joel A. Vallejo and wife, Julie M. Vallejo dated June 26, 2002 as Inst. No. 20020703-0080632, Register's Office for Davidson County, Tennessee..

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7808 Farmington Place, Nashville TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of July, 2008.

James Brian Byrd, MP
James Brian Byrd

Claudia Diaz-Byrd
Claudia Diaz-Byrd

State of Colorado)
County of Denver)

On this 10 ~~11~~th day of July, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Brian Byrd and Claudia Diaz-Byrd, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

MY COMMISSION EXPIRES
01/08/2011

My Commission Expires: _____

KATE PINTO NOTARY PUBLIC STATE OF COLORADO

Colorado
State of ~~Tennessee~~)
County of ~~Davidson~~)
Denver

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 192,500.00.

Claudia Diaz Byrd
Affiant

10
Sworn and subscribed before me on this the ~~11~~th day of July, 2008.

Notary Public

MY COMMISSION EXPIRES
01/08/2011

My Commission Expires: _____

KATE PINTO NOTARY PUBLIC STATE OF COLORADO

NEW OWNER:
Aaron Olson
7808 Farmington Place
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
FRANKLIN American Mtg Co.
501 Corporate Centre Dr. Ste. 400
FRANKLIN, TN 37067

TAX MAP-PARCEL #:
126-15-A-16

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

