This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080303

Davidson County DEEDWARR
Recvd: 07/17/08 09:00 2 pgs
Fees:13.00 Taxes:492.10
20080717-0073191

**Send Tax Bills To:**
**New South Federal Savings Bank**
**210 Automation Way**
**Birmingham, AL 35210**

**New Owner is:**
Mildred S. Ramos Maldonado
525 Spann Court
Antioch, TN 37013

MAP: 148-03-0

PARCEL: 150.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Huyen Trinh, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mildred S. Ramos Maldonado, a single woman,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Lot 1030, Section Ten, Cherokee Hills, as shown on plat of record in Plat Book 4660, page 27, (erroneously recorded as Plat Book 4600 on prior Special Warranty Deed), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Huyen Trinh, unmarried, by Special Warranty Deed from HSBC Mortgage Services, Inc., dated 5-11-07 and recorded 5-15-07 in Instrument No. 20070515-0058069, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **525 Spann Court, Antioch, TN 37013**

HT
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14 day of July, 2008.

GRANTOR(S):

**HUYEN TRINH**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **HUYEN TRINH, UNMARRIED**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 14 day of July, 2008.

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My Commission Expires:

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$133,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 14th day of July, 2008.

CAROL L. McARTHUR
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

**NOTARY PUBLIC**
My commission expires: July 20, 2008