WARRANTY DEED

B-C21-08-3354

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2008.

Notary Public

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

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivan Sanchez	Regions Bank DBA Regions Mortgage	
3354 Oak Trees Court	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Birmingham, AL 35244	150-7-301.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KACY D. VAN OSDOL AND MELISSA VAN OSDOL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IVAN SANCHEZ, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 45-A, ZONE LOT DIVISION LOT NO. 45 LAKESHORE WOODS, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 55, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KACY D. VAN OSDOL AND WIFE, MELISSA VAN OSDOL BY WARRANTY DEED FROM WENDY H. OGBURN, UNMARRIED, RECORDED ON THE 6TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050706-0077746, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6250, PAGE 55; RESTRICTIVE COVENANTS OF RECORD IN BOOK 6063, PAGE 351, BOOK 6112, PAGE 546 AND BOOK 6230, PAGE 385; ENCROACHMENT OF RECORD AS DISCLOSED BY THE DAVIDSON COUNTY TAX ASSESSORS MAP, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3354 Oak Trees Court, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 08/01/08 15:22 2 pgs
Fees:13.00 Taxes:373.70
20080801-0079526

Witness my/our hand(s) this 28th day of July, 2008.

Kacy D. Van Osdol

Melissa Van Osdol

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kacy D. Van Osdol and Melissa Van Osdol, the within named bargainor, with whom I am personally acquainted (or proved to me 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 and official seal, this the 28th day of July, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903