Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/15/08 08:02 4 pgs
Fees:23.00 Taxes:947.20
20080815-0083855

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $256,000.00

Carisa Adams
Affiant

Subscribed and sworn to before me, this 12th day of August 2008.

Sarah Elise V. Mills
Notary Public
My commission expires: July 23, 2011

SARAH ELISE V MILLS NOTARY PUBLIC WAKE COUNTY, N.C.

Address of New Owner:	Send Tax Bills to:	Tax Information
Rogelio S. Abrigo	Franklin American Mortgage	173090A13500CO
604 Sitting Mill Ct	501 Corporate Centre Drive # 400	
Nashville TN 37211-0000	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Carisa Adams an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Rogelio S. Abrigo, an unmarried person hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 221 on the Plan of Lenox Village II, Section One of record in Instrument No. 20030106-0001756 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carisa Adams by deed from National Resources Company, LLC of record in Instrument No. 20040227-0022563 Register's Office for Davidson County, Tennessee and dated February 25, 2004.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Lenox Village II Section One of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee 3) Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 2010918-00100850 and 20010918-01008582 4) Storm Water Detention Agreement of record Instrument No. 20020722-0087469 and 20020628-0078164 5) Easement for the flow of Mill Creek 6) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 200210315-0032826 and amended in 200201226-0158458 and as further amended and in any allied instruments(s) referred to in said restrictions. 7) Charter for Lenox Village II Homeowners Association of record in Instrument No. 20020412-0045831

This property is improved property known as 604 Sitting Mill Ct, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 13th day of August, 2008.

Carisa Adams

Carisa Adams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carisa Adams the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this _____ day of August, 2008.

Notary Public

My Commission expires: _____

FILE NO: T00398

North Carolina
Wake County

I, Sarah Elise V. Mills, a Notary Public for Wake County, North Carolina, do hereby certify that Carrie Adams personally appeared before me and acknowledged the due execution of this foregoing instrument.

Witness my hand and official seal, this the 12th day of August, 2008.

SARAH ELISE V MILLS
NOTARY
PUBLIC
WAKE COUNTY, N.C.

Sarah Elise V. Mills

Notary Public

My commission expires July 23, 2011.

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

