Davidson County DEEDWARR
Recvd: 08/26/08 09:16 2 Pg
Fees:13.00 Taxes:444.00

20080826-0087461

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August 2008.

Notary Public
My commission expires:

My Commission Expires November 22, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Jose C. Nieto	Regions Mortgage	148-03-139
512 Spann Court	PO Box 11026	
Antioch, TN 37013	Orange, CA 92856-8126	

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, **Juan Pablo Reyes, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jose C. Nieto and wife, Adriana Nieto,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1041 on the Plan of Section Ten, Cherokee Hills, of record in Book 4660, page 27, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Juan Pablo Reyes by deed from Bonnie E. Beckham of record in Instrument 200301090004141, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 512 Spann Court, Antioch, Tennessee 37013

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 the 20th day of August, 2008.

Juan Pablo Reyes

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 **Juan Pablo Reyes,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 20th day of August, 2008.

Notary Public

My Commission expires: _____

FILE NO: 2008070899

My Commission Expires November 22, 2010