Davidson County DEEDWARR
Recvd: 10/02/08 09:43 2 pg
Fees:13.00 Taxes:665.63

20081002-0100060

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 $179,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of Setpember 2008.

Notary Public
My commission expires: [illegible]

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Address of New Owner:	Send Tax Bills to:	Tax Information
Isaias Dzul	Regions Mortgage	034-07-0A
812 Travis Springs Drive	2050 Parkway Office Circle	034.00 CO
Madison, TN 37115	Birmingham, AL 35244	

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, **Travis Springs, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Isaias Dzul and wife, Laura A. Biruegas,** 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 2, RESUBDIVISION, PHASE TWO, HARBOR VILLAGE, as shown on plat of record in Plat Book 8250, Page 886, 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 Travis Springs, LLC by Warranty Deed from Joel C. Cooper, as President of Cedar Glen, Inc., recorded in Instrument No. 20030131-0014026, in the Register's Office of Davidson County, Tennessee.

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 701 Pat Court (aka 812 Travis Springs Drive), Madison, Tennessee 37115

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 15th day of September, 2008.

Travis Springs, LLC

By: _____
Robert J. Thoms, Chief Manager

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Thoms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the Chief Manager of Travis Springs, LLC, a Tennessee limited liability company, and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the Chief Manager of Travis Springs, LLC.

Witness my hand and official seal this the 15th day of September, 2008.

Brenda B. Smith
Notary Public

My Commission expires: 6/30/09

FILE NO: 2008090952

BRENDA B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN