Davidson County DEEDWARR
Recvd: 11/19/08 13:14 2 pgs
Fees:13.00 Taxes:399.60
20081119-0114036

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$108,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of November 2008

Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Concepcion Perdomo	New South Federal Savings Bank	043-05-0-274.00
5500 Tennessee Avenue	210 Automation Way MSN 42893	
Nashville, TN 37115	Birmingham, AL 35210	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rigoberto Ortiz**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Concepcion Perdomo, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5 on the plan of Crestview Estates, First Revision of Lots 5, 6 & 7, of record in Instrument Number 20060830-0107343, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rigoberto Ortiz, by deed from Matt Manson, on July 31, 2007, of record in Instrument Number 20070802-0092009, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 043-05-0-274.00.
- Subject to all matters as shown on the Plan of record in Instrument Number 20060830-0107343, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4854, page 643, Register's Office for Davidson County, Tennessee.

This is improved property known as: **822 Brooks Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 14, 2008.

Rigoberto Ortiz
Rigoberto Ortiz

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rigoberto Ortiz** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 14, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY