Davidson County DEEDWARR
Recvd: 11/21/08 15:34 2 pgs
Fees:13.00 Taxes:438.45
20081121-0114750

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Bridget Oquendo
304 Woodlark Court
Nashville, TN 37214

SEND TAX BILL TO:
Vision Mortgage Professional, Inc.
155 Legends Drive, Suite P
Lebanon, TN 37087

TAX ID 108-16/325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Nashville Properties 101, LLC,** has this day bargained and sold, and does hereby transfer and convey unto **Bridget Oquendo and Victor Oquendo, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Described property located in Nashville Davidson County, Tennessee and Lot No. 104B of Zone Lot Division of Lots 98 thru 104, Percy Priest Woods, Section Four, as of record in Plat Book 6250, page 757 (Amending Book 6250, page 357) Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Nashville Properties 101, LLC by Deed of record in Instrument No. 20070103-0001393 recorded 1/3/2007, Register's Office for Davidson County, TN .

This is improved property known as **304 Woodlark Court Nashville, TN 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6250, page 357, and amending Book 6250, page 757, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 17th day of November, 2008

Nashville Properties 101 LLC

Nashville Properties 101, LLC

Charles Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles Jones with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the President of Nashville Properties 101, LLC a limited liability company, and that as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

WITNESS my hand and official seals at office this 17th day of November, 2008.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $118,500.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of November, 2008.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

NOTARY PUBLIC

My Commission Expires: