Davidson County DEEDWARR
Recvd: 01/06/09 12:44 2 pgs
Fees:13.00 Taxes:721.50
20090106-0001240

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $195,000.00 (One Hundred Ninety Five Thousand).

Francisco C. Romero
AFFIANT

Subscribed to and sworn before me this 30th day of December, 2008.

C. Gloy Carney
NOTARY PUBLIC MY COMMISSION EXPIRES:

C. GLOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL) My Commission Expires November 7, 2012

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Francisco C. Romero 1304 West Running Brook Road Nashville,TN 37209	SAME AS NEW OWNER	114-07-0-B065.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAURA SPRINGHETTI AND HUSBAND SIAM OOTTAMASATHIEN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **FRANCISCO C. ROMERO, MARRIED,** 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 TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section Three, Westchase, as shown on plat of record in Plat Instrument No. 20030807-0112290 , in the Register' s Office for Davidson County, TN , to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Laura Springhetti by Deed of record in Instrument No. 20050610-0066719, Register's Office for Davidson County, TN.

Siam Oottamasathien, spouse of Laura Springhetti, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage

Jack Rohtert executes this instrument as Attorney-in-Fact on behalf of Laura Springhetti, pursuant to the Power of Attorney recorded in Instrument No. *20090106-0001239, Register's Office for Davidson County.

Jack Rohtert executes this instrument as Attorney-in-Fact on behalf of Siam Oottamasathien, pursuant to the Power of Attorney recorded in Instrument No. *20090106-0001238, Register's Office for Davidson County.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1304 WEST RUNNING BROOK ROAD** **NASHVILLE,TN37209**

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, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2008

WITNESS, this 30th day of December, 2008

Laura Springhetti

BY: _____
Jack Rohtert, Attorney-In-Fact

Siam Oottamasathien

BY: _____
Jack Rohtert, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of December, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jack Rohtert**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Laura Springhetti and Siam Oottamasathien**, and acknowledged that he executed that same as the free act and deed of the said **Laura Springhetti and Siam Oottamasathien**.

WITNESS my hand and official seal this the 30th day of December, 2008.

_____
Notary Public

Commission Expires: _____

G. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

LTSR Number:

GTE File: 2008