Davidson County DEEDWARR
Recvd: 01/08/09 09:39 2 pgs
Fees:13.00 Taxes:667.50

20090108-0001934

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 $180,405.00

Amanda Hanlon
Affiant

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

Notary Public
My commission expires: 3-20-10

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Oldemar Villatoro	Volunteer Trust mortgage	163-07-A-039.00CO
1842 Wild Oaks Court	301 S. Perimeter Park Dr. #135	
Antioch, TN 37013	Nashville, TN 37211	

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, **Weldon Homes, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Oldemar Villatoro,** unmarried , 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. 39 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument 200803120025065, as revised in Instrument 200806030056596, said Register's Office, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Weldon Homes, LLC by deed from Ridgeview Heights, LLC, a Tennessee Limited Liability Company of record in Instrument 200810280107591, 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 1842 Wild Oaks 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 19th day of December, 2008.

Weldon Homes, LLC

By: _____
Michael S. Matthews, sole member

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 **Michael S. Matthews**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the sole member of Weldon Homes, LLC, the bargainor, and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the sole member of Weldon Homes, LLC.

Witness my hand and official seal at Franklin, Tennessee, this the 19th day of December, 2008.

_____
Notary Public

My Commission expires: _____

FILE NO: 2008121031

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010