State of Tennessee
County of Davidson

BILL GARRETT, Davidson County
T20090017269 DEEDWARR
Recvd: 03/16/09 09:34 2 pgs
Fees:13.00 Taxes:650.83
20090316-0023151

This actual consideration or value – whichever is greater- is **$175,900.00**

Affiant

Subscribed and sworn before me this **26th day of February, 2009.**

Notary Public

My Commission Expires: 7/16/11

SUSAN MAGNUSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Ricardo Chiriboga	**3181 Anderson Road**	**Volunteer Trust Mortgage**
3181 Anderson Road	**Antioch, TN 37013**	**301 S. Perimeter Park Drive, Suite 125**
Antioch, TN 37013		**Nashville, Tn 37211**
	MAP 150-6 PARCEL 276	

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Carolyn Lawrence, married

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

Ricardo Chiriboga and Maria Chiriboga

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots No. 1, as shown on the Final Plat-Resubdivision of the Reserved Area "B", 1st Revision to Stonebridge, of record as Instrument No. 20060323-0033143 in the Register's Office for Davidson County, Tennessee, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20061116-0142499, in said Register's Office to which plat reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Carolyn Lawrence, married by Warranty Deed from Rick Blackburn and wife, Karen Blackburn of record in Instrument Number 20061116-0142501, Register's Office for Davidson County, Tennessee, dated November 2, 2006.

Subject to the following:

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 20060323-0033143, page n/a, as amended by Surveyor's Certificate of Correction of record in Instrument No, 20061116-0142499, Register's Office for said County.

Covenants, Conditions, and Restrictions contained in Book/Instrument Number 10164, page 525, Register's Office for said County.

Easements for sanitary sewers and/or storm drainage of record in Book 6396, page 308, and Book 7133, page 143, in said Register's Office and Permanent Drainage Easement as set out in Instrument of record in Book 8493, page 704, Register's Office or said county.

Easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8657, page 543, Register's Office for said county.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **26th day of February, 2009**

Doug Lawrence

Carolyn Lawrence

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Doug Lawrence, and Carolyn Lawrence, ,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he/she/they** executed the within instrument for the purposes contained.

Witness my hand and official seal this **26th day of February, 2009**

My Commission Expires: 7/16/11

Notary Public

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY