Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $213,000.00 Affiant Subscribed and sworn to before me, this 19th day of March, 2009. Notary Public My commission expires: 1/7/2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Hendricks **Lou Anne McBride**	**Regions Bank d/b/a Regions Mortgage**	**Map/Parcel 181-01-0-A-161.00CO**
7304 Campton Road	**2050 Parkway Office Circle**	
Nashville, TN 37211	**Birmingham, AL 35244**	

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 ACKNOWLEDGE, WE,

Juan Rodriguez-Sawao and wife, Lucretia Rodriguez-Sawao

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Hendricks and Lou Anne McBride, unmarried persons

HEREINAFTER CALLED THE GRANTEES, 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. 82 on the Plan of Sugar Valley, Section Five, of record in Instrument No. 20001204-0118880, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Juan Rodriguez-Sawao and wife, Lucretia Rodfiguez-Sawao, by Warranty Deed, from Yazdian Construction, Inc., of record in Instrument No. 20020429-0052435, Dated April 25, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20080908-0091497, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11069, page 14 and Instrument No. 20001205-0119527, Register's Office for DAVIDSON County, Tennessee.
Right of Way in Plat Book 421, page 146, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 9487, page 901 and Book 9343, page 202, Register's Office for DAVIDSON County, Tennessee.
Easement for Ingress and Egress of record in Book 5674, page 863, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 1069, page 6, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to HOA of record in Instrument No. 20000425-0041128, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 11069, page 24, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

BILL GARRETT, Davidson County
Trans:T20090019446 DEEDWARR
Recvd: 03/24/09 14:04 2 pgs
Fees:13.00 Taxes:788.10
20090324-0026508

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 7304 Campton Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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/our hand(s) this 19th day of March, 2009.

X _____
Juan Rodriguez-Sawao

X _____
Lucretia Rodriguez-Sawao

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Juan Rodriguez-Sawao and Lucretia Rodriguez-Sawao , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2009.

_____
Notary Public

My Commission Expires: 2-19-13

A SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: ~~MARCH 14, 2009~~ 2/19/13

File #: **09287-SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027