BILL GARRETT, Davidson County
Trans:T20090046142 DEEDWARR
Recvd: 07/09/09 13:34 2 pgs
Fees:13.00 Taxes:529.10
20090709-0064167

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $143,000.00 Affiant Subscribed and sworn to before me, this 29th day of June, 2009. Notary Public My commission expires: 11-21-2010
(Notary Stamp)	

PAIGE B. MAYERICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: NOVEMBER 21, 2010

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:
Mark Barrett **Wendy French**	Guaranty Trust Company	**Map 119, Group 05-0, Parcel 246.00**
108 Lutie Street	P.O. Box 1218	
Nashville, TN 37210	Murfreesbor, TN 37133-1218	

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,

Eduardo M. Sierra

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

Mark Barrett and Wendy French

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. 145 on the Plan of Lots: #3 and #4 and part of the Lots #5 and #6 of Cumberland Nurseries of record in Plat Book 332, page 148, 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 Soledad Angel, by Warranty Deed, from Kathy Darlene Maynard and Douglas G. Maynard, of record in Instrument No. 20070713-0083629, Dated June 27, 2007. Said property was conveyed to Steve Perez as Trustee, of record in Instrument No. 20070713-0083630, Dated June 27, 2007, who hereby appointed Elizabeth A. Cash, as Substitute Trustee, of record in Instrument No. 20080829-0088780. Elizabeth A. Cash, as Substitute Trustee offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold to Eduardo M. Sierra, of record in Instrument No. 20081103-0109000, Dated October 21, 2008, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS INVESTMENT PROPERTY AND HAS NEVER BEEN A MARITAL RESIDENT.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, page 148, 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.

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 **improved (X)** unimproved (____) property known as 108 Lutie Street, Nashville, TN 37210.

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 26th day of June, 2009.

Eduardo M. Sierra

Eduardo M. Sierra

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~WILLIAMSON~~ Orange)

Personally appeared before me, a Notary Public of said County and State, Eduardo M. Sierra, the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2009.

Marion E. Dawson
Notary Public

My Commission Expires: 9-05-10

NOTARY PUBLIC-STATE OF FLORIDA
Marion E. Dawson
Commission # DD591947
Expires: SEP. 05, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

File #: **09686-CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027