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

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

A. Stout 2nd
Affiant

Subscribed and sworn to before me, this 11th day of August, 2009.

Alicia R Hamilton
Notary Public

My commission expires:_____

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

BILL GARRETT, Davidson County
Trans:T20090056345 DEEDWARR
Recvd: 08/18/09 11:48 2 pgs
Fees:13.00 Taxes:462.50
20090818-0077607

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Doyle Raffensberger	**NEW OWNER**	**Map/Parcel 150-16-0-A-093.00CO**
312 Southwinds Drive		
Hermitage, TN 37076		

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,

Mi Casa Investments, LLC ., a Tennessee limited liability company

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

Doyle Raffensberger and wife, Melinda Raffensberger

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. 104 on the Final Plat of Windhaven Shores, Section Two, of record in Instrument No. 20031210-0176853, 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 Irma E. Salinas, married, by Warranty Deed, from Classic Homes, BOS, LP, of record in Instrument No. 20050728-0087940, Dated July 26, 2005. Also Being the same property conveyed to Mi Casa Investments, LLC, by Warranty Deed, from Irma E. Salinas, married, of record in Instrument No. 20090818-0077606 Dated _____, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20031210-0176853, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20030219-0021585, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Instrument No. 20011029-0117537, Register's Office for DAVIDSON County, Tennessee.
Storm water Detention Agreement of record in Instrument No. 20020603-0066392 and Instrument No. 20030218-0020742, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20030228-0026797, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Instrument No. 20061204-0148906 and Instrument No. 20060724-0088808, Register's Office for DAVIDSON County, Tennessee.
Contract to sell of record in Instrument No. 20090413-0033059, Register's Office for DAVIDSON County, Tennessee.

By Laws of record in Instrument No. 20030219-0021586, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
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 property known as 2784 Windcrest Trail, Antioch, TN 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 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 11th day of August, 2009.

Mi Casa Investments, LLC

A. Scott Hubbard, agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an agent of Mi Casa Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such agent executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as an agent of Mi Casa Investments. LLC.

Witness my hand, at office, this 11th day of August, 2009.

Notary Public

My Commission Expires: 1/7/2013

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: **09865-SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027