BILL GARRETT, Davidson County
Trans:T20090061896 DEEDWARR
Recvd: 09/09/09 14:06 2 pgs
Fees:13.00 Taxes:462.50
20090909-0084534

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

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 31st day of August, 2009.

Notary Public

My commission expires: 9/16/09

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:
Veronica L. Alfaro Aguilar	**NEW OWNER**	**Map\Parcel: 165-09-0-A-029.00CO**
801 Thomas Bay Court		
Nashville, Tennessee 37013		

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,

Flor Melgar, unmarried

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

Veronica L. Alfaro Aguilar, an unmarried woman

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. 89 on the Plan of Lakewood Village, Section One, of record in Plat Book 9700, page 555, and Boundary Plat of record in Book 9700, page 464, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Angel Guadarrama and wife, Carmen Plaza, by Warranty Deed, from Jacqueline Walton Letson, f/k/a Jacqueline L. Walton, of record in Instrument # 20050225-0020787, Dated February 18, 2005, Register's Office for Davidson County, Tennessee. Angel Guadarrama and wife, Carmen Plaza conveyed their intrest by Quitclaim Deed to Flor Melgar, of record in Instrument No. 20090209-0010964, dated September 28, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, page 555, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10753, page 41, Book 11425, page 410 and Book 11512, page 714, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 11421, page 342, Register's Office for DAVIDSON County, Tennessee.
Easement to Tennessee Telephone Company of record in Instrument # 20000824-0083642, Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 9700, page 464, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 10951, page 684, 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.
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.
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 801 Thomas Bay Court, Nashville, 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 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 31st day of August, 2009.

Flor Melgar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 31st day of August, 2009.

Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **09460-SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027