Record Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00.

Jorge Aquiles Cespedes Abreu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2009.

Notary Public
MY COMMISSION EXPIRES:
File No. G9-85401

TODD SCOTT SHOLAR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT Davidson County
Trans: T20090062652 DEEDWARR
Recvd: 09/14/09 10:09 2 pgs
Fees: 13.00 Taxes: 373.70
20090914-0085505

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jorge Aquiles Cespedes- Abreu, an unmarried man (NAME)	Vision Mortgage Professionals, Inc. (NAME)	34-9-16
1507 Monticello Avenue (STREET ADDRESS)	155 Legends Drive Suite P (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Linda F. Starkey, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jorge Aquiles Cespedes- Abreu, an unmarried man**, 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. 28 on the plan of BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, as shown by plat of record in Plat Book 421, Page 44, in the Register's Office for Davidson County, Tennessee, and being designated as Tract No. 5 on the unrecorded survey showing a division of a part of Lots Nos. 28 and 30 of said subdivision for Clyde Loftis, made by N. G. Jenkins, Surveyor, dated April 4, 1959, described as follow according to said survey.

Beginning at a point in the center line of Monticello drive or Avenue, at the corner of Tracts Nos. 5 and 6, said point being 315.5 feet, more or less, North from the center line of West Monticello Drive or Avenue; thence, with the line between said Tracts 5 and 6, South 88 degrees 19 minutes East 295 feet, more or less, to a point; thence North 2 degrees 45 minutes West 64 feet, more or less, to a corner of Tract No. 4, thence with the line between Tracts 5 and 4; North 88 degrees 03 minutes West 318.9 feet, more or less, to the center line of Monticello Drive or Avenue; thence with the center line of Monticello Drive or Avenue, South 31 degrees 20 minutes East 71 feet, more or less, to the point of beginning.

Being the same property being conveyed to Linda F. Starkey, unmarried from Richard Reid, unmarried by Deed dated December 13, 2004 of record in Instrument No, 200501030000473, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1507 Monticello Avenue, Madison, TN 37115.

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, their heirs and assigns, forever, and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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.

Linda F. Starkey

August 31, 2009
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Linda F. Starkey, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of August, 2009.

My Commission Expires: 10/05/2012

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066