Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

# WARRANTY DEED

Notary Seal present,
but could not be reproduced.

24067

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME. THIS THE 15th DAY OF September, 2009

(Affix Seal) Notary Public

My Commission Expires: 9/3/11

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Lindsay Ronquillo | Guaranty Trust | Map and Parcel 92-13-282 |
| 313 Chamberlin St | c/o BAC Home Loans | |
| Nashville TN 37209 | PO Box 10219 Van Nuys CA 91410 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, MARTIN R. BUBIS AND RICHARD D. VICK, both married persons, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto LINDSAY RONQUILLO, hereinafter called the GRANTEE(S), his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18 of Block 27 on the Plan of Plummer Place, as of record in Book 161, page 39, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martin R. Bubis and Richard D. Vick by quitclaim deed from Martin R. Bubis, Trustee, of record in Instrument 20040405-0037727, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. All matters appearing on the Map of Subdivision of Plummer Place and Part of Blocks No's. 3-8-13-18 and 23 in Charlotte Park 2ND. Addition to Nashville of record in Plat Book 161, page 39, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 313 Chamberlin Street, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), his heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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.

BILL GARRETT, Davidson County
Trans:T20090064098 DEEDWARR
Recvd: 09/18/09 14:43 2 pgs
Fees:13.00 Taxes:592.00
20090918-0087441

Witness my/our hand(s) this 15th day of September, 2009:

Martin R. Bubis by Brandon Bubis, his Attorney in Fact

Richard D. Vick by Brandon Bubis, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of September, 2009, before me personally appeared Brandon Bubis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Martin R. Bubis, and who acknowledged that he executed the same as the free act and deed of said Martin R. Bubis by virtue of the Power of Attorney, duly executed by the said Martin R Bubis and appearing of record in Instrument No. 20090918-0087440, in the Register's Office for Davidson County, Tennessee.

Witness my hand this 15th day of September, 2009, in Franklin, Tennessee.

Notary Public

My Commission Expires: 12-10-2012

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of September, 2009, before me personally appeared Brandon Bubis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard D. Vick, and who acknowledged that he executed the same as the free act and deed of said Richard D. Vick by virtue of the Power of Attorney, duly executed by the said Richard D. Vick and appearing of record in Instrument No. 20090918-0087439, in the Register's Office for Davidson County, Tennessee.

Witness my hand this 15th day of September, 2009, in Franklin, Tennessee.

Notary Public

My Commission Expires: 12-10-2012

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY