WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090068089 DEEDWARR
Recvd: 10/06/09 10:51 3 pgs
Fees:18.00 Taxes:501.35
20091006-0092818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,500.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **2ND DAY OF OCTOBER, 2009.**

NOTARY PUBLIC

MY COMMISION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Danny D. Lai **Amy H. Lai**	Danny and Amy Lai	**176-05-0-106.00**
5113 Hickory Grove Drive	5148 Hickory Grove Dr.	
Antioch, TN 37013	Antioch TN 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 ACKNOWLEDGED, WE,

Arturo Balcazar and wife, Josefa Esmeralda Morales,

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

Danny D. Lai and Amy H. Lai, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 71, on the Final Plat of Hickory Woods, Section B, as shown by plat appearing of record in Plat Book 6900, page 512, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Arturo Balcazar and wife, Josefa Esmeralda Morales by Warranty Deed from Alan S. Tom and wife, Davone Tom dated August 31, 2005 and filed for record September 2, 2005 in by Instrument No. 20050902-0105435, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2010 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 6900, page 512, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Restrictions of record by Instrument No. 200106140042709, Instrument No. 200110150111957, and Instrument No. 200310100150800, said Register's Office.

All Subject to By-Laws of record in Book 9678, page 187, Book 9764, Page 44, and Instrument No. 200012070120450 and Instrument No. 200106140062710, said Register's Office.

All Property taxes for the year 2010 and all subsequent years, are a lien but not yet due and payable.

All Subject to Charter of Homeowner's Association of record in Book 7857, page 87, Page 7876, page 67, and Book 9680, Pag 319, said Register's Office.

All Subject to Sanitary Sewer Easement of record in Book 8169, page 571, said Register's Office.

All Subject to Water Line Easement of record in Book 8169, page 579, said Register's Office.

All Subject to Transmission Line of record in Book 9632, page 973, said Register's Office.

(x) Improved
This ( ) Unimproved property is known as: **5113 Hickory Grove Drive**
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, their heirs and assigns forever; and we do not 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 ever 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 hand this 2nd day of October, 2009.

Arturo Balcazar
Arturo Balcazar

Josefa Esmeralda Morales
Josefa Esmeralda Morales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Arturo Balcazar and Josefa Esmeralda Morales**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN.

This 2nd day of October, 2009.

Notary Public

My Commission Expires:

T. GARRISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY