This Instrument Prepared By:

Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090589

Send Tax Bills To:
New Owner
Same address

BILL GARRETT, Davidson County
Trans:T20090072982 DEEDWARR
Recvd: 10/27/09 15:00 2 pgs
Fees:13.00 Taxes:366.30
20091027-0099191

New Owner is:
Candice Byrd
667 Long Hunter Court
Nashville, TN 37217

MAP: 135-08-0A

PARCEL: 67.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ingrid Diaz**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Candice Byrd, married,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 667, Tract No. 19 Site Plan on the Plan of Nashboro Village Nineteen Condominiums, of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ingrid Diaz, by Quitclaim Deed from Marc D. Grossman, dated 6-28-07 and recorded 7-6-07 in Instrument No. 20070706-0080427, and being the same property previously conveyed to Ingrid Diaz, by Special Warranty Deed from Bank One, National Association, as Trustee, dated 5-25-06 and recorded 7-13-06 in Instrument No. 20060713-0084374, and being re-recorded on 8-4-06 in Instrument No. 20060804-0095670, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 5200, page 80; Restrictive Covenants of record in Book 4827, page 14, as supplemented in Book 5469, page 840; all matters contained in Master Deed of record in Book 5333, page 957; and Charter in Book 5344, page 959, in the Register's Office for Davidson County, Tennessee.

Improved property known as: **667 Long Hunter Court, Nashville, TN 37217**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of Sept., 2009.

GRANTOR(S):

INGRID DIAZ

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **INGRID DIAZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 30th day of Sept., 2009.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC

My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$99,000.00**.

Bernice Reid Burks

AFFIANT

SWORN TO and subscribed before me this the 30th day of Sept., 2009.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC

My commission expires: 7-29-13