This Instrument Prepared By:

Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090578

Davidson County DEEDWARR
Recvd: 11/02/09 13:35 3 pgs
Fees:18.00 Taxes:421.43
20091102-0100975

Send Tax Bills To:
Volunteer Trust Mtg.
301 S. Perimeter Park
Nashville, TN. 37211

New Owner is:
Larissa Reyes and
Teodulo Ortuno
4205 Kevinwood Court
Antioch, TN 37013

MAP: 163-01-0

PARCEL: 004.00

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, **Thomas J. Bukovac**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Larissa M. Reyes and husband, Teodulo Ortuno**, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hickory Highland Place, Phase 2, of record in Book 9700, page 681, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas J. Bukovac by Warranty Deed from Les Lazarus and Dan Heichelbech, dated 7/13/09 and recorded 7/14/09 in Instrument Number 20090714-0065519; and the same property previously conveyed to Les Lazarus and Dan Heichelbech by Substitute Trustee's Deed from Andrew Tolbird, Substitute Trustee, dated 5/26/09 and recorded 5/26/09 in Instrument Number 20090526-0047959; Andrew Tolbird was appointed Substitute Trustee by Appointment of Substitute Trustee dated 11/15/08 and recorded 11/21/08 in Instrument Number 20081121-0114712 (under the terms of a Deed of Trust executed by Ibis Rosales Palma and wife, Edith Rodriguez of record in Instrument Number 20050602-0062521); previously conveyed to Ibis Rosales Palma, married, by Warranty Deed from Eva Diaz and husband, Roberto Rodriguez and Ibis Palma and wife, Edith Rodriguez dated 5/27/05 and recorded 6/2/05 in Instrument Number 20050602-0062520, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 10421, page 239, Book 11103, page 990, and Book 11667, page 310; Sanitary Sewer Easements of record in Book 7775, page 361 and Book 7453, page 462; and all matters shown on Boundary Plat of record in Book 6900, pages 561 and 562; and Plat of Hickory Highland Place, Phase 2 of record in Book 9700, page 681, Register's Office for Davidson County, Tennessee.

Improved property known as: **4205 Kevinwood Court, Antioch, TN 37013**

TB

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 26th day of Oct., 2009.

GRANTOR(S):

THOMAS J. BUKOVAC

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **THOMAS J. BUKOVAC**, 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 26th day of October, 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 **$113,900.00**.

AFFIANT

SWORN TO and subscribed before me this the 26th day of Oct. 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

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
HEATHAM COUNTY

My commission expires: 04-15-12

(Seal)