BILL GARRETT, Davidson County
Trans:T20090080242 DEEDWARR
Recvd: 11/25/09 14:04 2 pgs
Fees:13.00 Taxes:554.63
20091125-0108621

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Julio C. Arbelaez Cardona
1825 Brookmeadow Lane
Hermitage, TN 37076

MORTGAGEE
Suntrust Mortgage, Inc.
401 Commerce Street, Ste. 6100
Nashville, TN 37219

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 064-16-0-D
PARCEL 081.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Frank D. Balch and Kenneth Wayne Balch,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Julio C. Arbelaez Cardona and wife, Alba D. Beltran Tovar,** 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:

Being Lot No. 200 on the plan of Truxton Park, Section Two, as of record in Plat Instrument No. 20010515-0049898, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank D. Balch, as to a one-half undivided interest and Kenneth Wayne Balch, as to a one-half undivided interest by Quitclaim Deed from Bonnie Balch, unmarried, dated June 19, 2008, filed for record in Instrument No. 20080624-0065090, Register's Office for Davidson County, Tennessee.
Spouses do not join in this conveyance as this is not their primary residence.
Frank D. Balch executed this instrument on behalf of Kenneth Wayne Balch pursuant to a Limited Power of Attorney of record in Instrument No. 20091125-0108620, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Restrictive Covenants of record in Instrument No. 20001030-0107559 as amended in Instrument No. 20010522-0052910 and Instrument No. 20020506-0055597 as re-recorded in Instrument No. 20020718-0086907; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20010515-0049898, Register's Office for Davidson County, Tennessee.
This is the same description as in previous deed of record.
Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **1825 Brookmeadow Lane Hermitage, TN 37076.**

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. 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 our hands this 20th day of November, 2009.

Frank D. Balch

Frank D. Balch

Kenneth Wayne Balch ATT-IN-FACT

Kenneth Wayne Balch
By: Frank D. Balch, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

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

Witness my hand and official seal this 20th day of November, 2009.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF TENNESSEE
COUNTY OF WILSON

On this 20th day of November, 2009, before me personally appeared Frank D. Balch, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained on behalf of Kenneth Wayne Balch, and who acknowledged that he executed the same as the free act and deed of Kenneth Wayne Balch.

Witness my hand and official seal at Mt. Juliet, Tennessee this 20th day of November, 2009.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $149,900.00.

Julio C. Arbeláez Cardona

AFFIANT

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me this 20th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 1-2-12