BILL GARRETT, Davidson County
Trans:T20090084511 DEEDWARR
Recvd: 12/15/09 13:44 2 pgs
Fees:13.00 Taxes:410.33
20091215-0114267

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $110,900.00

Affiant

Subscribed and sworn to before me, this 7 day of December, 2009.

Notary Public
My commission expires: 1-9-2012

DONNA C. PIONK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

02-0910-46759

Address of New Owner:	Send Tax Bills to:	Tax Information
Trilce Zavala	Wells Fargo Bank, N.A.	108-03-0-181.00
1108 Waggoner Court West	2701 Wells Fargo Way	
Nashville TN 37214	Minneapolis, MN 55467	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Benjamin R. Cartwright and wife, Elizabeth A. Cartwright, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Trilce Zavala, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 135-B, on the Plan of Zone (erroneously referenced in prior deed as "Zero") Lot Division, Section Six, Patio Villa, of record in Book 6250, Page 489, as amended in Book 6250, Pages 570 and 571, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin R. Cartwright and wife, Elizabeth A. Cartwright by deed from Louis G. Taylor, unmarried, dated August 25, 2004, recorded August 27, 2004, of record in Instrument No. 20040827-0103734, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1108 Waggoner Court West, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of December, 2009.

Benjamin R. Cartwright

Elizabeth A. Cartwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Benjamin R. Cartwright and Elizabeth A. Cartwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 4th day of December, 2009.

State of Tennessee at Large

My Commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON