BILL GARRETT, Davidson County
Trans:T20090086283 DEEDWARR
Recvd: 12/23/09 09:11 2 pgs
Fees:13.00 Taxes:660.45
20091223-0116659

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 $178,500.00

Affiant

Subscribed and sworn to before me, this 11 day of December, 2009.

Notary Public
My commission expires: 9.19.2011

TENNESSEE NOTARY PUBLIC STATE OF SUMNER COUNTY My Commission Expires 09-19-2011 MICHELLE

02-0912-46798

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Joe Angel Sanchez | New owner same | 172-08-0-B-033.00 |
| 1628 Celebration Way<br>Nashville TN 37211 | | |

**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, Kayla Atkins f/k/a Kayla Cooper, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joe Angel Sanchez, an unmarried man, 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. 33 on the Revised Final Plat, Phase One, Bridle Downs, of record in Book 6900, Pages 701, 702 & 703, corrected in Book 8169, Page 240, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kayla Cooper, a single person by deed from James H. Rockey and Martha P. Rockey, husband and wife, dated January 30, 2002, recorded February 11, 2002, of record in Instrument No. 20020211-0018056, said Register's Office.

Grantor warrants that the subject property is not her primary residence, nor the primary residence of her spouse.

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 1628 Celebration Way, Nashville, TN 37211

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.

KA

WITNESS my hand this 10th day of December, 2009.

Kayla Atkins

STATE OF KANSAS
COUNTY OF LEAVENWORTH

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kayla Atkins, 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 office, this 10th day of December, 2009.

Notary Public

My Commission expires 04/16/2011

DAVID J. SMISEK
NOTARY PUBLIC
My Appt. Exp.
04/16/2011
STATE OF KANSAS

KA