This Instrument Prepared By:

Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090664

Send Tax Bills To:
Primelending, a PlainsCapital Co.
6111 Preston Rd. Ste. 900
Dallas, TX 75252

BILL GARRETT, Davidson County
Trans:T20100000610 DEEDWARR
Recvd: 01/05/10 12:52 2 pgs
Fees:13.00 Taxes:495.43
20100105-0000787

New Owner is:
Adrian Martinez
Julieta Martinez
6201 Morrow Road
Nashville, TN 37209

MAP: 091-01-0

PARCEL: 064.00

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, **Roger J. Rotoni, II**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Adrian Martinez, joined by Julieta Martinez**, 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:

Being Lot No. 2 on the Plan of West Park 3rd Addition, as shown on plat of record in Plat Book 3106, page 84, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Roger J. Rotoni, II by Warranty Deed from Wells Fargo Bank, N.A., dated 4/16/09 and recorded 4/24/09 in Instrument Number 20090424-0037209; and the same property previously conveyed to Wells Fargo Bank, N.A., by Trustee's Deed from Matthew Smith, Co-Trustee, dated 3/4/09 and recorded 3/9/09 in Instrument Number 20090309-0020472; Shellie Wallace was appointed Successor Trustee and Matthew Smith was appointed as Co-Trustee by Appointment of Successor Trustee dated 8/28/08 and recorded 9/10/08 in Instrument Number 20080910-0092487 (under the terms of a Deed of Trust executed by Lisa M. Breece of record in Instrument Number 20080219-0015698); previously conveyed to Lisa Marie Breece, unmarried, by Warranty Deed from Christopher Hale and wife, Eugenia Perry Hale, dated 3/3/03 and recorded 3/5/03 in Instrument Number 20030305-0028998, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Plat Book 3106, page 84, Register's Office for Davidson County, Tennessee.

Improved property known as: **6201 Morrow Road, Nashville, TN 37209**

RJR
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 4th day of January, 2010.

GRANTOR(S):

ROGER J. ROTONI, II

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ROGER J. ROTONI, II**, 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~~ 4th day of January, 2010.

NOTARY PUBLIC

My Commission Expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$133,900.00**.

AFFIANT

SWORN TO and subscribed before me this the 4th day of January, 2010.

NOTARY PUBLIC

My commission expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013