This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0912291
After Recording please return to:
Robert L. Scruggs Law Office
2525 21ST AVE S, NASHVILLE , TN 37212

BILL GARRETT, Davidson County
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Fees:13.00 Taxes:819.55
20100112-0002859

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$221,500.00**

Affiant

Subscribed and sworn to before me, this 11th day of January, 2010

Notary Public
My commission expires

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Ricardo Erasso Arango Beatriz E Hernandez Moncaleano 2025 Woodmont Blvd, Unit 320 Nashville, TN 37215-1566	SunTrust Mtg Co. 1001 Semmes Ave RVW 5093 Richmond, VA 23224	117110J32000CO

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **David Nitschke an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ricardo Erasso Arango and wife, Beatriz E Hernandez Moncaleano,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

> LAND in Davidson County, Tennessee, BEING Unit No. 320, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685; re-recorded at Instrument No. 20040212-0017074 and Amended at Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.
>
> BEING that same property conveyed to David Nitschke, unmarried by Warranty Deed from The Garden Partners, a Tennessee General Partnership recorded on 9/10/04 as Instrument No. 20040910-0109712, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2010 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **2025 WOODMONT BLVD APT 320, NASHVILLE, Tennessee 37215-1566**

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

The undersigned, Jennifer Lynne Boldt, former spouse of David Nitschke, joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest if any, in and to the above described property, including but not limited to her homestead, dower, and any and all other marital rights.

In witness, whereof, I David Nitschke, sign this Warranty Deed on this the 11th day of January, 2010

David Nitschke

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Nitschke,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 11th dayof January, 2010

Tamilyn Derryberry
Notary Public

TAMILYN DERRYBERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires:
May 2, 2010

In witness, whereof, I Jennifer Lynne Boldt, sign this Warranty Deed on this the 11th day of January, 2010

Jennifer Lynne Boldt

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Lynne Boldt (formerly known as JenniferLynne Nitschke),** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 9th dayof January, 2010

Notary Public

My Commission Expires: Nov 7, 2011

VALERIE WILLIAMS
Notary Public, State of Florida
Commission# DD732371
My comm. expires Nov. 07, 2011