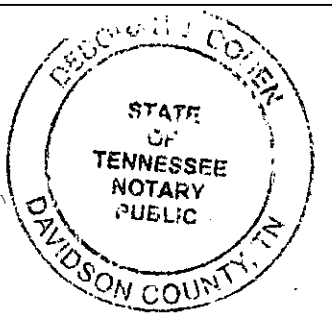
BILL GARRETT, Davidson County
Trans:T20100013774 DEEDWARR
Recvd: 03/08/10 14:02 2 pgs
Fees:13.00 Taxes:880.60
20100308-0017758



STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK A. PILKINTON, ET UX	SunTrust Mortgage Inc.	**142-13-0B-215.00 CO**
(NAME)	(NAME)	
1405 S. GLENLEIGH CT.	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KIMBERLY A. GARCIA AND HUSBAND, TATE FALDUTO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK A. PILKINTON AND WIFE, ERICA M. PILKINTON,** 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:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Riverside Phase 6 of record in Instrument No. 20050215-0016980, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kimberly A. Garcia and spouse, Tate Falduto from Rochford Realty & Construction Co., Inc., by deed dated May 19, 2006 of record as Instrument No. 20060522-0059749, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 20050215-0016980; Declaration of covenants, conditions and restrictions of record in Book 7185, page 619, Book 7405, page 780 and in Instrument No. 20040419-0044162, said and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Kimberly A.Garcia being recorded simultaneously herewith of record in Instrument No. 20100308-0017757, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1405 S. GLENLEIGH COURT, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 5 day of March, 2010.

Kimberly A. Garcia by Tate Falduto Atty in fact Tate Falduto

KIMBERLY A. GARCIA
By: Tate Falduto, Attorney in Fact for
Kimberly A. Garcia

TATE FALDUTO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2010, before me personally appeared Tate Falduto, Attorney-in-Fact for Kimberly A. Garcia, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kimberly A. Garcia, and who acknowledged that he executed the same as the free act and deed of Kimberly A. Garcia.

Witness my hand and official seal at office this 5th day of March, 2010.

My commission expires: **August 23, 2011**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Deborah J. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tate Falduto**, the bargainor, 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 at office this 5th day of March, 2010.

My commission expires: **August 23, 2011**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Deborah J. Cohen
Notary Public