BILL GARRETT, Davidson County
Trans:T20100013985 DEEDWARR
Recvd: 03/09/10 12:41 3 pgs
Fees:18.00 Taxes:599.40
20100309-0018099

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
616130 609374
Kayla Bocchino

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		149-05-254
(NAME) Victor M. Garrido	(NAME) SAME	
(STREET ADDRESS OR ROUTE NUMBER) 2576 Treetop Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jason L. Jordan, an unmarried man have this day bargained and sold, and do hereby transfer and convey unto the said Victor M. Garrido and Erin H. Maximilien * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

*husband and wife

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD The actual consideration or value whichever is greater, for this transfer is $ 162,000.00

Affiant _____

Subscribed and sworn to before me this the 5th day of March, 2010.

Notary Public _____

My commission expires:
8/20/2013 (Affix Seal)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

This is unimproved ( ), known as 2576 Treetop Drive, Antioch, TN 37013
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 13th day of April, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jason L. Jordan

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Jason L. Jordan, a Notary Public in and for said County and State, Jason L. Jordan, the within named bargainor _____ (fill in marital status), 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, at office, this 13th day of April, 2009.

Susan Michelle Josleyn
Notary Public
My Commission Expires: 1-7-2013

(This area for official notarial seal)

SUSAN MICHELLE JOSLEYN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Susan Michelle Josleyn, a Notary Public in and for said County and State, , the within named bargainor Jason L. Jordan, unmarried (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2009.

Susan Michelle Josleyn
Notary Public
My Commission Expires: 1-7-2013

(This area for official notarial seal)

SUSAN MICHELLE JOSLEYN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot No. 01 on the Plan of Oakwood Subdivision, Phase Five, of record in Book 7900, page 400, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason L. Jordan, unmarried by deed from John S. Lynn and wife, Billie C. Lynn of record in Instrument No. 20060721-0088137, Register's Office for Davidson County, Tennessee, dated July 12, 2006.