This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**BOX 13**
**# 15577**

**ADDRESS NEW OWNER:**
**Jezrel E. Munoz**
**3692 Tampa Dr.**
**Nashville, Tennessee 37211**

**SEND TAX BILL TO:**
**Mortgagee**

**MORTGAGEE:**
**Regions Bank dba Regions Mortgage**
2050 Parkway Office. RCN-6
Birmingham, AL 35244

| | |
|---|---|
| **MAP** | **148** |
| **GROUP** | **1** |
| **PARCEL** | **142** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Atkins & Associates Homebuilders, Inc.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jezrel E. Munoz, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 331 on the Plan of Hillbrook, Section 5, of record in Plat Book 3700, page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Atkins & Associates Homebuilders, Inc. by deed dated from Leonard D. Minter, married of record in Instrument no. 20091207-0111588, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **3692 Tampa Dr., Nashville, Tennessee 37211.**

BILL GARRETT, Davidson County
Trans:T20100017735 DEEDWARR
Recvd: 03/26/10 11:08 3 pgs
Fees:18.00 Taxes:551.30
20100326-0022640

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this **the 24th** day of **March, 2010.**

**Atkins & Associates Homebuiders, Inc.**

**By:** Thomas J. Atkins, Pres.

**Thomas J. Atkins, President**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Thomas J. Atkins** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Atkins & Associates Homebuiders, Inc.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 24th day of March, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $149,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day
of March, 2010.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY