RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

MELANIE HICKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $166,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF March, 2010.

NOTARY PUBLIC

My Commission expires: 5-2-11

THIS INSTRUMENT PREPARED BY
GREENVUE TITLE & ESCROW, LLC 2207 CRESTMOOR ROAD, SUITE 101, NASHVILLE, TN 37215

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Anne Noble	Primary Residential Mortgage	126-15-0A-280.00-CO
(NAME)	(NAME)	
7237 Explorer Trail	4750 West Wiley Post Way	
	Suite 200	
Nashville, TN 37221	Salt Lake City, UT 84116	(CITY)
(STATE) (ZIP) (CITY)	(STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Walter O. Espejo and Maria Teresa Espejo, husband and wife** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto Anne Noble, a married woman, hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 80, on the plan of Section Seven, Boone Trace At Biltmore of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee, to which plan reference if hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walter O. Espejo and Maria Teresa Espejo, husband and wife by Deed from NVR, Inc., T/A/ Ryan Homes, A Virginia Corporation, dated May 28, 2002 and recorded June 5, 2002 of record in Instrument No. 20020605-0067932, 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.

Taxes for the year 2010 and subsequent years, a lien not yet due and payable

This is improved property known as **7237 Explorer Trail. Nashville, TN 37221**

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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.

Witness my hand this 30th day of March, 2010.

Walter O. Espejo

Maria Teresa Espejo

BILL GARRETT, Davidson County
Trans:T20100019342 DEEDWARR
Recvd: 04/05/10 10:13 1 pgs
Fees:13.00 Taxes:616.05

20100405-0024837

ACKNOWLEDGMENT:

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Walter O. Espejo and Maria Teresa Espejo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of March, 2010

My Commission expires: 11-21-10

Notary Public

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY