Davidson County DEEDWARR Recvd: 04/05/10 13:19 3 pgs Fees:18.00 Taxes:684.50 **20100405-0025119**	STATE OF Tennessee COUNTY OF ~~Davidson~~ WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF March 2010. Notary Public MY COMMISSION EXPIRES: 5/14/2011 (AFFIX SEAL)
WARRANTY DEED R-KW-10-5312	
THIS INSTRUMENT WAS PREPARED BY Rudy Title & Escrow, LLC 2012 21st Avenue South Nashville, TN 37212	

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adolfo A. Matallana	CITIMORTGAGE, INC.	
5312 Roxborough Pass	(NAME) 1000 TECHNOLOGY DR.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) O'FALLEN, MO 63368	98-2-56.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBYN L. RYAN, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADOLFO ANDRES MATALLANA, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 91, ROXBOROUGH EAST, PHASE II-A, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 390, AMENDED IN PLAT BOOK 8250, PAGE 359, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBYN L. RYAN BY WARRANTY DEED FROM WILLIAM P. BOSCH, JR. AND SPOUSE, SHARON L. BOSCH, RECORDED ON THE 20TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010920-0101961, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 390, AMENDED IN BOOK 8250, PAGE 359; RESTRICTIONS OF RECORD IN BOOK 8727, PAGE 739 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 5312 Roxborough Pass, Hermitage, Tennessee 37076

(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of March, 2010.

Robyn L. Ryan

STATE OF Tennessee
COUNTY OF Davidson

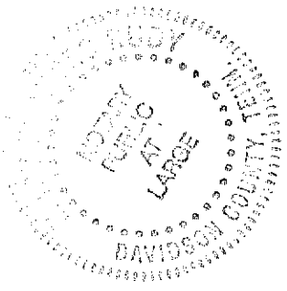
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robyn L. Ryan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 30th day of March, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

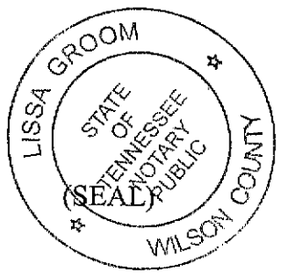
Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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