Davidson County DEEDWARR
Recvd: 05/12/10 14:55 3 pgs
Fees:18.00 Taxes:599.40
20100512-0036620

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

June 26, 2011 (AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan A. Cinefro and Jessica Cinefro, husband and wife	USAA Federal Savings Bank (NAME)	091-07-0-072.00
5305 Louisiana Avenue (ADDRESS)	10750 McDermott Freeway (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	San Antonio, TX 78288 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we For a Song Properties, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nathan A. Cinefro and Jessica Cinefro, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 1210 AND 1212, BLOCK 20, OF PLAN NO. 2 OF WEST NASHVILLE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 57, PAGE 172, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO FOR A SONG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED DATED JULY 30, 2009, FROM RON RUNYEON AND FILED FOR RECORD ON AUGUST 3, 2009, IN INSTRUMENT NO. 20090803-0072635, REGISTER'S OFFICE FOR SAID COUNTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5305 Louisiana Avenue, Nashville, TN 37209
(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

WARRANTY DEED
(Continued)

singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th day of May, 2010.

Ronald D Runyeon Organizer
For a Song Properties, LLC

State of Tennessee
County of Davidson

Before me, Connie Hooper, a Notary Public within and for the State and County aforesaid personally appeared , Ronald D. Runyeon, with whom I am personally acquainted an who upon his oath acknowledged himself to be the Organizer, respectively of the, For a Song Properties, LLC, the within named bargainor, and that Organizer as such Organizer, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the organization, by the said Ronald D. Runyeon, as such Organizer.

Witness my hand and official seal at , office in Nashville, on this the 4th day of May, 2010.

Connie Hooper

Commission expires:

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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