ADDRESS NEW OWNER:
Mayra Lelli

604 Hidden Hills Drive
Hermitage, TN 37076

SEND TAX BILL TO:
David S. Rodriguez & Amanda Rodriguez
7425 Maggie Drive
Antioch, TN 37013

MAP & PARCEL NOS.:
76-01-0 67

BILL GARRETT, Davidson County
Trans:T20100032323 DEEDWARR
Recvd: 05/28/10 12:42 2 pgs
Fees:13.00 Taxes:406.63
20100528-0041378

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **David S. Rodriguez** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mayra Lelli, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 109 on the Plan of Hidden Hill Subdivision, as shown in plat of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David S. Rodriguez from Cindy B. Langley Bradshaw and husband, Kent Bradshaw, by Warranty Deed recorded on March 11, 2005, in Instrument No. 20050311-0027264, Register's Office for Davidson County, Tennessee.

This is property with a common address of **604 Hidden Hills Drive, Hermitage, TN 37076.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4860, Page 43, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4938, Page 337, said Register's office.

Amanda Rodriguez, wife of David S. Rodriguez, joins in this conveyance to convey any and all interest she may have in the subject property including but not limited to any marital rights therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of May, 2010.

David S. Rodriguez

Amanda Rodriguez

STATE OF TENNESSEE
COUNTY OF ~~*V960&~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **David S. Rodriguez and wife, Amanda Rodriguez,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **27th** day of **May 2010.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1005-093

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $109,900.00.

Affiant

Subscribed and sworn before me this 27th day of May, 2010.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013