BILL GARRETT, Davidson County
Trans:T20100036741 DEEDWARR
Recvd: 06/16/10 16:07 2 pgs
Fees:13.00 Taxes:769.60
20100616-0046964

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-FC-10-1716

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith A. Hospelhorn	New Owner (NAME)	
1716 Haleys Hope Court (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	114-7-B-193.00 CO

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, I/we JOSE F. AVILES-LOPEZ AND ESTRELLA AVILES-LOPEZ, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUDITH A. HOSPELHORN, 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 45, ADDITION TO WESTCHASE, SECTION SEVEN, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20051202-0144886, CERTIFICATE OF CORRECTION RECORDED IN INSTRUMENT NO. 20070627-0076862, 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 JOSE F. AVILES-LOPEZ AND ESTRELLA AVILES-LOPEZ, HUSBAND AND WIFE BY SPECIAL WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, RECORDED ON THE 28TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060628-0077429, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN INSTRUMENT NO. 20051202-0144886; INSTRUMENT NO. 20070627-0076862; PLAT BOOK 9700, PAGE 521; INSTRUMENT NO. 20040927-0116001; INSTRUMENT NO. 20050602-0062617; BOOK 2484, PAGE 315; BOOK 751, PAGE 374; BOOK 787, PAGE 13; BOOK 787, PAGE 14; BOOK 5222, PAGE 720; BOOK 5258, PAGE 261; BOOK 8626, PAGE 852; BOOK 8626, PAGE 868; INSTRUMENT NO. 20020411-0045301; INSTRUMENT NO. 20021104-0134795; INSTRUMENT NO. 20050509-0052105; INSTRUMENT NO. 20050509-0052106; INSTRUMENT NO. 20041020-0126238, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1716 Haleys Hope Court, Nashville, Tennessee 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 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 14th day of June, 2010.

Jose F. Aviles-Lopez

Estrella Aviles-Lopez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jose F. Aviles-Lopez and Estrella Aviles-Lopez, 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 14th day of June, 2010.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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