WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/10 14:25 2 pgs
Fees:13.00 Taxes:203.13
20100706-0052854

G-VRE-10-K153

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 8/23/11 (AFFIX SEAL)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE

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
Hector O. Hernandez Castro	Franklin American Mtg. Company (NAME) Ste. 400	
2929 Selena Drive #153	501 Corporate Centre Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin TN 37067	119-14-A-153.00 CO
(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, I/we E. CLARK BUCHI AND WIFE, JUDY BUCHI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HECTOR O. HERNANDEZ CASTRO , UNMARRIED, 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 UNIT 153, BUILDING K, KINGSWOOD CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 520 AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6058, PAGE 320, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CATHERINE LEE BUCHI RECTOR AND HUSBAND, DAVID C. RECTOR TO E. CLARK BUCHI AND WIFE JUDY BUCHI AS RECORDED ON THE 11TH DAY OF MAY, 1994 IN BOOK 9341, PAGE 92 AND WARRANTY DEED FROM PRESERVATION PLUS, A PARTNERSHIP COMPOSED OF WILLIAM E. CONNELLY AND JEANETTE H. DALTON TO CATHERINE LEE BUCHI AS RECORDED ON THE 2ND DAY OF MACH, 1990 IN BOOK 8056, PAGE 261, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

JUDY BUCHI IS ALSO KNOWN AS JUDITH ANN BUCHI.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 5200, PAGE 520; PLAT BOOK 5200, PAGE 233; BOOK 909, PAGE 48; BOOK 919, PAGE 393; BOOK 919, PAGE 628; BOOK 928, PAGE 752; BOOK 946, PAGE 252; BOOK 1001, PAGE 539; BOOK 1579, PAGE 387; BOOK 1581, PAGE 55; BOOK 5552, PAGE 774; BOOK 6058, PAGE 359; BOOK 6092, PAGE 579; BOOK 5552, PAGE 732; BOOK 6058, PAGE 320; BOOK 11362, PAGE 523; BOOK 3645, PAGE 9; BOOK 3822, PAGE 25; BOOK 4259, PAGE 977 AND BOOK 4260, PAGE 322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2929 Selena Drive #153, Nashville, Tennessee 37211
(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 25th day of June, 2010.

E. Clark Buchi
E. Clark Buchi by David Dorris,
attorney-in-fact

Judith Ann Buchi
Judith Ann Buchi by David Dorris,
attorney-in-fact

By David Dorris
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of June, 2010, before me personally appeared David Dorris to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of E. Clark Buchi and wife, Judith Ann Buchi and who acknowledged he/she/they executed the same as the free act and deed of the said E. Clark Buchi and wife, Judith Ann Buchi.

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

Notary Public

My Commission Expires: 7-24-10

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

I, Hal Wilson, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON NOTARY PUBLIC TENNESSEE CHEATHAM COUNTY

My commission expires: 04-15-12