ADDRESS NEW OWNER:
Samuel A. Rodriguez
Amparo G. Rodriguez
819 Dry Creek Road
Nashville, TN 37072

SEND TAX BILL TO:
Steve Griffith
P.O. Box 1955
Mt. Juliet, TN 37121

MAP & PARCEL NOS.:
75-06-0 A 57 CO

BILL GARRETT, Davidson County
Trans:T20100045436 DEEDWARR
Recvd: 07/26/10 10:19 2 pgs
Fees:13.00 Taxes:172.42
20100726-0058220

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, **Decade Properties, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Samuel A. Rodriguez and Amparo G. Rodriguez, husband and wife** (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:

A Certain Condominium unit in Davidson County, Tennessee, described as follows: Unit No. 29A, Phase 4, in a Horizontal Property Regime as shown in Book 6623, Page 628, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters and conditions of the Tennessee Horizontal Property Act in Title 66, Chapter 27 of the Tennessee Code Annotated, all matters, terms and conditions on the plat of record in Plat Book 6623, Page 628, restrictive covenants, covenants of record in Official record book Volume 6623, Page 595, and to the covenants, conditions, retractions, limitations, restrictions, powers, easements and encumbrances set forth in the Master Deed and also the bylaws of Hermitage Villa Condominiums of record in Official record Book Volume 6623, Page 595, said Register's Office.

Being the same property conveyed to Decade Properties, LLC, by Quitclaim Deed dated April 8, 2005, from Steven R. Griffith and Stephanie Griffith, of record in Instrument No. 20030414-0049073, Register's Office for Davidson County, Tennessee.

This is property with a common address of **4261 Nepal Drive, Hermitage, TN 37076.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) Master Deed in Book 6623, Page 595, and Book 3460, Page 583, said Register's Office; 3) By-Laws in Book 6623, Page 632, said Register's Office.

PROPERTY SOLD "AS IS."

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 22nd day of July, 2010.

Decade Properties, LLC, a Tennessee limited liabiity company

By: _____
Steven R. Griffith, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Steven R. Griffith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager of Decade Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the within instrument for the purposes therein contained by signing the name of the company by the said Steven R. Griffith as such Chief Manager.

Witness my hand and official seal at office, this 22nd day of July 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. 1007-137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $46,600.00.

_____
Affiant

Subscribed and sworn before me this 22nd day of July 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