BILL GARRETT, Davidson County
Trans:T20100045449 DEEDWARR
Recvd: 07/29/10 10:44 2 pgs
Fees:13.00 Taxes:370.00
20100729-0059455

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of July, 2010, by and between Michael S. Bligh, Trustee of The Giron Revocable Living Trust, party of the first part, and Lorena Rosas Castellanos, an unmarried woman , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot NO 115 on the Map of Raymond Heights, of record in Book 1424, Page 141, and amended in Instrument No 20010515-0050148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said Lot No. 115 fronts 108 feet on the north side of Lyle Avenue and runs back between line 118 feet on the west lin and 151.8 feet on the east line to a dead line in the rear, which is a broken line on which it measures 120 feet.

For source of title reference is made to Instrument No 20000829-0085127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions, zoning regulations and building setback line, recorded or unrecorded.

Being all or part of the same property conveyed to Michael S Bligh, Trustee of the Giron Revocable Living Trust by Quit Claim Deed recorded June 3, 2010 at Instrument NO. 20100603-0042970 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Antonio Giron by Warranty Deed recorded July 16, 2008 at Instrument No. 20080716-0072881 in said Register's Office, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael S. Bligh, Trustee

Michael S. Bligh, Trustee of The Giron Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michael S. Bligh, Trustee**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of July, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Lorena Rosas Castellanos 96 Lyle Lane Nashville, TN 37210-4747
Tax Parcel No	10614010800
Property Address:	96 Lyle Lane Nashville, TN 37210-4747
MAIL TAX BILLS TO:	Mortgage Loan Servicing Dept 2520, PO Box 2153 Birmingham, AL 35287-2520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lorena Rosas Castellanos
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of July, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY