Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2010.

Notary Public

My commission expires: 2-19-13

(Notary Stamp)

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Oscar A. Leiva Velasquez** | **Regions Bank d/b/a Regions Mortgage** | **Map 149, Group 07-0-B, Parcel 050.00CO** |
| **1220 Canyon Ridge Court** | **2050 Parkway Office Circle** | |
| **Antioch, TN 37013** | **Birmingham, AL 35244** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Michael S. Bligh, Trustee of the Dixon Revocable Living Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Oscar A. Leiva Velasquez and Fatima Y. Marroquin Velasquez, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of Canyon Ridge, Phase Two, of record in Plat Book 9700, page 805, amended in Instrument No. 20031124-0170362, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joshua Dixon, by Warranty Deed, from T F Homes, LLC, of record in Instrument No. 20051005-0120267, Dated October 3, 2005. Joshua Dixon conveyed his interest in said property by Quitclaim Deed, to Michael S. Bligh, Trustee of the Dixon Revocable Living Trust, of record in Instrument No. 20100609-0044853, Dated June 9, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, page 805 and Instrument No. 20031124-0170362, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20031002-0145846 and amended in Instrument No. 20031218-0180508 and Instrument No. 20041008-0121636, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 7097, page 193, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20041006-0120674, Register's Office for DAVIDSON County, Tennessee.
Deed to Home Owners Association of record in Instrument No. 20041008-0121637, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030115-0006324, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20041008-0121636, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.

BILL GARRETT, Davidson County
Trans:T20100048003 DEEDWARR
Recvd: 08/04/10 12:16 2 pgs
Fees:13.00 Taxes:536.50
20100804-0061347

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1220 Canyon Ridge Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 30th day of July, 2010.

Dixon Revocable Living Trust

Trustee

Michael S. Bligh, Trustee
Michael S. Bligh acts as trustee only and
Assumes no personal liability in this transaction

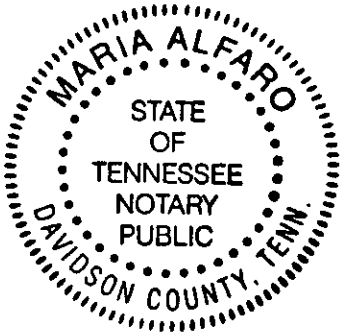
STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael S. Bligh** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Dixon Revocable Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of July, 2010.

Maria Alfaro
Notary Public

My Commission Expires: 05/06/2013




My Commission Expires MAY 6, 2013

File #: 100484SH
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**