10-1-341

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

39-B
File #10-1206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leydee H. DelToro Hernandez, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **American Dream Builders, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being the easterly one-half of Lot No. 61 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for said County.

Said easterly one-half of Lot No. 61 fronts 50.0 feet on the northerly margin of Westwood AVenue and runs back between parallel lines measuring 192.0 feet on each line to a dead line in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to Leydee H. Del Toro Hernandez by Quitclaim deed from Sergio Garcia Anllo dated June 22, 2007 of record as Instrument No. 20070802-0092214 and by deeds of record in Book 11516, Page 55 and Book 9477, Page 916, Register's Office for Davidson County, Tennessee. David A. Hernandez retained a life estate in the deed of record in Book 9477, Page 916, and said David A. Hernandez is now deceased, his date of death being December 26, 1994.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2506 Westwood Avenue, Nashville TN, 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 4th day of August, 2010.

Leydee H delToro Hernández

Leydee H. DelToro Hernandez

BILL GARRETT, Davidson County
Trans:T20100050010 DEEDWARR
Recvd: 08/12/10 10:56 2 pgs
Fees:13.00 Taxes:906.50

20100812-0063734

State of Tennessee)
County of Davidson)

On this 4th day of August, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Leydee H. DelToro Hernandez, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

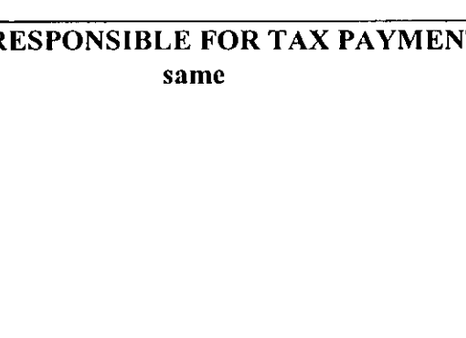
My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 245,000.00.**

x Leydee Hernandez
Affiant

Sworn and subscribed before me on this the 4th day of August, 2010.



Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
American Dream Builders	**same**	**104-15-319**
1621 Wellington Green		
Franklin, TN 37064		