NEW OWNER:

Gustavo Vazquez
113 Claiborne Street
Nashville, Tennessee 37210

SEND TAX BILLS TO:
5304 Ballard Court
Antioch, TN 37013

Map 093
Group 16-0
Parcel 059.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087

FILE NO: 10-0566

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20100075927 DEEDWARR
Recvd: 12/02/10 11:02 3 pgs
Fees:18.00 Taxes:81.40
20101202-0095881

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Twenty Two Thousand and 00/100 Dollars ($22,000.00)** cash in hand paid, the receipt of which is hereby acknowledged **RODRIGO CADENA,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **GUSTAVO VAZQUEZ** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Maury & Claiborne's Addition to South Nashville, as of record in Book 21, Page 84-85, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rodrigo Cadena, by Warranty Deed from BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, dated June 11, 2009 and of record in Instrument # 20090724-0069658, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 113 Claiborne Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with delivery of Warranty Deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of November, 2010.

Rodrigo Cadena

RODRIGO CADENA

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **RODRIGO CADENA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office, this 30th day of November, 2010.

Carolyn M. Christoffers

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 09/30/2013

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The actual consideration or value, whichever is greater, for this transfer is **$22,000.00**

AFFIANT

Sworn to and subscribed to before me this 30th day of November, 2010.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY