Box 13
#16042

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2010.

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| William H. Watterson | Fifth Third Mortgage | Parcel ID: |
| 3237 Woodpoint Dr. | 5050 Kingsley Drive | 059040A21200CO |
| Nashville, TN 37207 | Cincinnati, OH 45263 | |

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 acknowledged, we

**Luis A. Maltez and wife, Toyita Maltez**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**William H. Watterson**
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:

BEING Lot No. 168, on the Final Plat of Phase 4, 5, & 6, Brookview Subdivision, of record in Instrument 20060303-0025044, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Luis A. Maltez and wife, Toyita Maltez by deed from Centex Homes, a Nevada General Partnership of record in Instrument 20070319-0033035, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20050207-0013977; Instrument 20050311-0027337; Instrument 20051102-0132731; Instrument 20060512-0055855; and Instrument 20060512-0055856, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20060303-0025044, said Register's Office; (3) All matters of record in Plat Book 843, Page 57, said Register's Office; (4) 25 Foot Private Road Easement of record in Book 667, Page 206, said Register's Office; (5) Storm Water Detention Agreement of record in Instrument 20050208-0014672, said Register's Office; (6) Sewer Easement of record in Book 5750, Page 91; Book 6764, Page 59; Book 11472, Page 960, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3237 Woodpoint Dr., Nashville, TN 37207

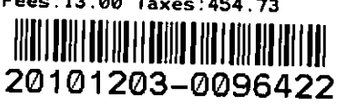
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 our hands this 22nd day of November, 2010.

Luis A. Maltez

Toyita Maltez

BILL GARRETT, Davidson County
Trans:T20100076270 DEEDWARR
Recvd: 12/03/10 09:54 2 pgs
Fees:13.00 Taxes:454.73



20101203-0096422

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 Luis A. Maltez and Toyita Maltez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November, 2010.

My Commission Expires: 11/7/12

Notary Public

