RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$348,000.00**

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2-11
(AFFIX SEAL)

MELANIE HICKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100076646 DEEDWARR
Recvd: 12/06/10 10:59 2 pgs
Fees:13.00 Taxes:1287.60
20101206-0096927

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elvira Suarez	SWBC Mortgage Corp.	171-04-OA
(NAME)	(NAME)	(MAP)
5204 Almadale Circle	5055 Maryland Way, Ste. 200	032.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Timothy F. Wait and wife, Jodie J. Wait**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Elvira Suarez, an unmarried woman, and Lucila Suarez, an unmarried woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 32, on the Plan of Section One, Brownstone, of record in Plat Book 9700, (erroneously referred to as Book 7900 in previous deed) pages 496 and 497, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Timothy F. Wait and Jodie J. Wait, by deed dated March 26, 1999, from Pulte Homes Tennessee, Limited Partnership, of record in Book 11407, page 267, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5204 Almadale Circle, Brentwood, Tennessee 37027

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 my/our hand(s) this 30th day of November, 2010.

Timothy F. Wait by Jodie J. Wait attorney in fact
Timothy F. Wait
By Jodie J. Wait, his Attorney in Fact

Jodie J. Wait
Jodie J. Wait

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jodie J. Wait with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of November, 2010.

Jennifer S. Dunlap
Notary Public

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 9/23/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jodie J. Wait, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Timothy F. Wait and that she is authorized by Timothy F. Wait to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, Tennessee, this 30th day of November, 2010.

Jennifer S. Dunlap
Notary Public

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission expires: 9/23/13