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

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 39811
(Davidson County File Box 9-B)

39-B
File #10-1348

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 **Demian Manzanares and wife, Amy Johnson Manzanares**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Reginald Hill**, 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:**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Postwood, of record in Plat Book 5200, page 104, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Demian Manzanares and Amy Johnson by deed from Roger Passmore and wife, Maggie Passmore dated January 31, 2007 of record in Instrument No. 20070207-0015919, Register's Office for Davidson County, Tennessee. Amy Johnson is now known as Amy Johnson Manzanares by virtue of her marriage to Demian Manzanares.

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: 120 Postwood Place, Nashville TN, 37205.

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 16th day of December, 2010.

Demian Manzanares

Amy Johnson Manzanares

BILL GARRETT, Davidson County
Trans:T20100079465 DEEDWARR
Recvd: 12/17/10 10:58 2 pgs
Fees:13.00 Taxes:1961.00
20101217-0100450

State of Tennessee)
County of Davidson)

On this 16th day of December, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Demian Manzanares and Amy Johnson Manzanares, 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.

KENNETH M. SALLEE NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

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: $ 530,000.00.

Affiant

SANDRA GILLEELAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Sworn and subscribed before me on this the 16th day of December, 2010.

Notary Public

My Commission Expires: 5/8/2012

NEW OWNER:
John Reginald Hill
120 Postwood Place
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
103-15-A-20