Davidson County	DEEDWARR
Recvd: 01/25/11 08:30	4 pgs
Fees:22.00 Taxes:0.00	
20110125-0006736	

THIS INSTRUMENT PREPARED BY:
National Deed Network
28100 US Hwy 19 North, Suite 300
Clearwater, Fl 33761

New Owner(s) Address and mail tax statements to:
Ruth Elizabeth Stein and Sergio Aguilar
7020 Wild Iris Drive
Nashville, TN 37221

Property Tax ID#: 142 15 0E 006.00
File #: PE-RFC-TN-10151

WARRANTY DEED

This instrument, made and entered into on this the 25 day of August, 2010, by and between ELIZABETH STEIN, n/k/a RUTH ELIZABETH STEIN and SERGIO AGUILAR, husband and wife, Grantors, and RUTH ELIZABETH STEIN and SERGIO AGUILAR, wife and husband, whose address is 7020 Wild Iris Drive, Nashville, TN 37221, Grantees.

Witnesseth:

That for and in consideration of the sum of $0.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantees, Grantees' successors and assigns, the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 6, WILDFLOWER PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 444, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO LARRY JOE MADDEN AND WIFE, REBECCA ANN MADDEN BY WARRANTY DEED FROM FRENCH RIVER DEVELOPMENT, RECORDED ON THE 17TH DAY OF AUGUST, 1999 IN BOOK 11622, PAGE 65, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 142 15 0E 006.00
Commonly known as 7020 Wild Iris Drive, Nashville, TN 37221

To have and to hold unto the said Grantees, Grantees' successors and assigns, in fee simple forever.

And the said Grantors covenant with the Grantees, Grantors' successors and assigns, that Grantors have lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantors have hereunto set their hands and seals on this the date first above written.

Ruth Elizabeth Stein

ELIZABETH STEIN, n/k/a RUTH ELIZABETH STEIN

SERGIO AGUILAR

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ELIZABETH STEIN, n/k/a RUTH ELIZABETH STEIN and SERGIO AGUILAR, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 25 day of August, 2010.

JAMES COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 4, 2013

Notary Public
My Commission expires: 3-4-2013

I, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Ruth Elizabeth Stein
Affiant

Subscribed and sworn to before me this the 25 day of August, 2010.

Notary Public
My Commission Expires: 3-4-2013

JAMES COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 4, 2013

Name and Address of Property Owner:
Ruth Stein and Sergio Aguilar
7020 Wild Iris Dr.
Nashville, TN 37221

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Ruth Stein and Sergio Aguilar
7020 Wild Iris Drive
Nashville, TN 37221

True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/15/2013
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2013
PEARL RIVER COUNTY