BILL GARRETT, Davidson County
Trans: T20110008142 DEEDWARR
Recvd: 02/08/11 10:02 2 pgs
Fees: 13.00 Taxes: 314.50

20110208-0011020

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of February, 2011, by and between Michael S Bligh, Trustee of the Ramirez Casto Revocable Living Trust, party of the first part, and Barbara Holbrook and husband Gary Holbrook, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No 188 on the Plan of Woodberry Park, as of record in Book 2144, Page 117, Register's Office for said County.
Said Lot fronts at a point in the southerly margin of Woodberry Drive at the common corner of Lots 188 and 189; thence with said line southwardly 113 feet to a point; thence 114.7 feet westwardly to a point; thence nortwardly with the easterly margin of Sonoco Drive 114.3 feet to the beginning of a curve; thence with said curve northeastwardly 39.3 feet to a point; thence with the southerly margin of Woodberry Drive 99.0 feet to the point of beginning.

Being all or part of the same property conveyed to Michael S Bligh, Trustee of the Ramirez Casto Revocable Living Trust by Quit Claim Deed dated 06/28/10 at Instrument NO. 20100804-0061534 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael S Bligh Trustee

Michael S Bligh, Trustee of the Ramirez Casto
Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael S Bligh, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of February, 2011.

Natalie J Meador
Notary Public

My Commission Expires: 5/20/14

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

Property Owner & Address: Barbara Holbrook and Gary Holbrook
4205 Warren Court
Franklin, TN 37064

Tax Parcel No 09605015300

Property Address: 2629 Woodberry Drive
Nashville, TN 37214

MAIL TAX
BILLS TO: Barbara Holbrook and Gary Holbrook
4205 Warren Court
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $85,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of February, 2011.

Notary Public

My Commission Expires: 5/20/14

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014