DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JANUARY 9, 2012

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF March, 2011.

NOTARY PUBLIC: Donna C. Pionk

MY COMMISSION EXPIRES: 1-9-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hilary H. Romaine 1115 Ardee Avenue Nashville, TN 37216	New Owner	Map 06115010000 Parcel

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,

Jose Resendiz and wife, Sarah Resendiz

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Hilary H. Romaine, unmarried

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:

Land in Davidson County, Tennessee, being the East 25 feet of Lot No. 5 and the West 40 feet of Lot No. 6 on the Map of Sunnymeade, Block "C", as of record in book 974, Page 56 and 57, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jose Resendiz and Sarah Resendiz, husband and wife by Deed from James E. Johnson and wife, P. Susanne Johnson dated June 27, 2008 of record in Instrument Number 20080703-0068900, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 974, Page 56 and 57, Register's Office for Davidson County, Tennessee.
2) 2011 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **1115 Ardee Avenue, Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 9th day of March, 2011.

Jose Resendiz

Sarah Resendiz

BILL GARRETT, Davidson County
Trans:T20110014801 DEEDWARR
Recvd: 03/11/11 14:40 2 pgs
Fees:13.00 Taxes:573.50

20110311-0019639

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jose Resendiz and wife, Sarah Resendiz, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of March, 2011.

Donna C. Piona
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 9, 2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076