WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pedro P. Abreu	PrimeLending, a PlainsCapital	043 15 0 170.00
(NAME)	Company (NAME)	
117 Larkin Springs Rd.	18111 Preston Rd. Suite 900	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110026072 DEEDWARR
Recvd: 05/03/11 12:05 2 pgs
Fees:13.00 Taxes:603.10
20110503-0033794

FOR AND 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, I, Reyes Construction, Inc., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEDRO P. ABREU AND WIFE, KARINA A. ABREU, HEREINAFTER CALLED THE GRANTEES, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LYING WITHIN THE 9TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT NO. 20060403-0037167 IN THE REGISTER'S OFFICE FOR SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R. L. S. # 2389, dated 11/10/06 AS FOLLOWS: BEGINNING at an iron pin (old) in the easterly right-of-way line of Larkin Springs Road at its intersection with the northerly right-of-way line of Bubbling Well Road; thence with said easterly right-of-way line, N. 8 deg. 03' 09" E. 100.37' to an iron pin (new) at the southwest corner of TCMC Madison-Portland, Inc. Property (Map 43-15 Parcel 169 of record as Instrument No. 20060403-0037167, said Register's Office; thence S. 83 deg. 00' 01" E. 396.31' to an iron pin (new) in the westerly line of Lot No. 90, Kingsway Green, Section 1, of record in Plat Book 3842, Page 227, said Register's Office; thence with said line, S. 7 deg. 50' 46" W 101.13' to an iron pin (old) in the northerly right-of-way line of Bubbling Well Road; thence with said right-of-way, N. 82 deg. 53' 21" W. 396.86' to the point of beginning and containing 39961 square feet, or 0.917 acres, more or less.

Being a part of the same property conveyed to Reyes Construction, Inc. by Warranty Deed from Stong Tower, LLC, a Tennessee Limited Liability Company, which deed is dated March 26, 2010 and recorded as Instrument No. 20100412-0027418 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHTS-OF-WAY OF LARKIN SPRINGS ROAD AND BUBBLING WELL ROAD, EASEMENTS OF RECORD.

unimproved ☐

This is improved ☐ property, known as 117 Larkin Springs Road, Madison, TN 37115

(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, 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, 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 hand this 29th day of April, 2011.

REYES CONSTRUCTION, INC.

BY: _____
Pedro Reyes, President

BY: Deanna Reyes
Deanna Reyes, Vice-President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pedro Reyes & Deanna Reyes** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **President and VP** of **Reyes Construction, Inc.**, the within named bargainor, a corporation, and that they as such **President and VP** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by themselves as such **President and Vice-President**

WITNESS my hand and seal, this 29th day of April, 2011.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, DEANIE L. GREGORY

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115