This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 025120
PARCEL: 047.00
GROUP:

New Owners Address:
Tony R. & Cheryl L. Espinosa
114 Cima Drive
Goodlettsville, TN 37072

Send Tax Bills to:
BAC Home Loans Servicing LP
Attn: Tax Department
P.O. Box 10211
Van Nuys, CA 91410-0221

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110032068 DEEDWARR
Recvd: 05/31/11 11:53 2 pgs
Fees:13.00 Taxes:584.60
20110531-0041229

THIS INDENTURE, made this 27th day of May, 2011 between

Louise Bills Alexander

hereinafter referred to as **Grantor**, and

Tony R. Espinosa and wife, Cheryl L. Espinosa

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 42 on the Plan of Clark Place, Section 4, a plan of which appears of record in Book 2331, Page 74, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Thuss Alexander and wife, Louise Bills Alexander by Warranty Deed dated 721/67 from H.R. Drake and E.H. Drake of record in Book 4309, Page 323, Register's Office for Davidson County, Tennessee. James Thuss Alexander now being deceased, having died on 7/23/84. Power of Attorney for Louise Bills Alexander of record in Instrument Number 20100211-0010893, said Register's Office.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2011 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Louise Bills Alexander
by Cathey Alexander Green Attorney in Fact

Louise Bills Alexander by Cathey Alexander Green, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2008, before me personally appeared Cathey Alexander Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Louise Bills Alexander, and who acknowledged that she executed the same as the free act and deed of Louise Bills Alexander.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 27th day of May, 2011.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $158,000.00

Cathey A. Green
Affiant

Sworn to and subscribed before me, this 27th day of May, 2011.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY