DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$93,000.00**

Jeffrey A Dukes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF June, 2011.

Deborah J Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUBEN B. BALCAZAR	~~Regions Bank d/b/a Regions Mtg 2050 Pkwy Office Circle~~	**043-16-0-163.00**
(NAME) **1045 MALLOW DRIVE**	Regions Bank (NAME) d/b/a Regions Mortgage	
(ADDRESS) **MADISON, TN 37115**	2050 PKWY (ADDRESS) Office Circle Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110036398 DEEDWARR
Recvd: 06/17/11 11:39 2 pgs
Fees:13.00 Taxes:344.10
20110617-0046645

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, THE BELLATOR GROUP, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUBEN B. BALCAZAR, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 24 on the Plan of Arrowhead Estates, Section One, Revised, of record in Plat Book 4955, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bellator Group, LLC from Jeremy Dukes by deed dated March 24, 2008 of record in Instrument No. 20080324-0029184, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 4955, page 27, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1045 MALLOW DRIVE, 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, 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 my hand this 13 day of June, 2011.

THE BELLATOR GROUP, L.L.C.

Sallie A Dukes Agent

By: Sallie A. Dukes, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sallie A. Dukes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Agent of **THE BELLATOR GROUP, L.L.C.,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **THE BELLATOR GROUP, L.L.C.** by herself as such Agent.

Witness my hand and official seal at office this 13th day of June, 2011.

Deborah J Cohen
Notary Public

My commission expires: **August 23, 2011**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN