(2)

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Return To:
Security Title
1517 Hatcher Ln
Columbia, TN
38401

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 11 day of August, 2011.

Notary Public
My commission expires: _____

KIM SMITH NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires March 18, 2014

03-1103-36986

Address of New Owner:	Send Tax Bills to:	Tax Information
Teodulo Ortuno 5168 Singing Hills Drive Antioch TN 37013	New Owner	176-01-A 21.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Francisco Guzman, unmarried and Tiffany Honigman, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Teodulo Ortuno, and wife, Larissa Reyes, hereinafter called the Grantees, their successors 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. 21, on the plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Francisco Guzman and Tiffany Honigman, by deed from Kenneth Hedgepath, dated June 29, 2007, recorded July 6, 2007, of record in Instrument No. 20070706-0080610, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5168 Singing Hills Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110050182 DEEDWARR
Recvd: 08/16/11 10:26 2 pgs
Fees:13.00 Taxes:425.50
20110816-0063096

WITNESS my hand this 11th day of August, 2011.

Francisco Guzman

Tiffany Honigman by atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Francisco Guzman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of August, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission expires: 02/11/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named George Basch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Tiffany Honigman and that he is authorized by Tiffany Honigman to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 11th day of August, 2011.

Diane K. Mann
State of Tennessee at Large

My commission expires: 02/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013