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20110824-0065448

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,380,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd DAY OF August 2011.

NOTARY PUBLIC

My Commission Expires: 9/6/11

BENJAMIN H. PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Benjamin H. Perry, Esq. 40 Music Square East, Suite 100, Nashville, TN 37203-4323

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Victor A.Vallejo and wife, Stacey J. Vallejo	New Owner	102-16-0-052.00
(NAME)	(NAME)	
765 Darden Place		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt and sufficiency of which is hereby acknowledged,

John D. Frazier and wife, Kelly D. Frazier

(herein collectively called "Grantor"), has BARGAINED and SOLD and by these presents does GRANT, TRANSFER and CONVEY unto

Victor A. Vallejo and wife, Stacey J. Vallejo

(herein collectively called "Grantee"), their successors, heirs and assigns, certain real property situated in Davidson County, Tennessee, being described more particularly hereafter, together with all right, title and interests of Grantor in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting the Property and any covenants and other rights appurtenant thereto (herein "Property"). The Property conveyed hereby is particularly described as follows:

Being land in Davidson County, Tennessee, being Lot(s) 187, as shown on the map entitled Hillwood Estates, Section Nine, Part Two, of record as Plat Book 2331, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

And being the same property conveyed to John D. Frazier and wife, Kelly D. Frazier by Special Warranty Deed from Kathryn J. Wilson dated May 10, 2005 of record as Instrument Number 20050520-0056922, Register's Office of Davidson County, Tennessee. Said Deed was executed by Kathryn Henrietta Shasteen as Attorney in fact for Kathryn J. Wilson, as evidenced by Durable General Power of Attorney of record as Book 8582, page 549, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions, limitations, restrictions and encumbrances: (1) any lien for 2011 general or special property taxes or assessments which have been prorated and payment of which is expressly assumed by Grantee herein; (2) all matters shown on the Plan of record at Plat Book 2331, Page 28, Register's Office for Davidson County, Tennessee; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County , Tennessee of record at Book 4311, Page 275, Register's Office for Davidson County, Tennessee; and, (4) any other matters of record. Notwithstanding anything to the contrary contained herein or in any exhibit(s) hereto, Grantor makes no warranty as to the amount of acerage contained in the Property.

To have and to hold the Property, together with all appurtenances, estate, title and interest thereto belonging to Grantee, their successors, heirs and assigns, forever. Grantor covenants with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and

the same is unencumbered, except as set forth herein or otherwise of record; and Grantor further covenants and binds themselves, their heirs, successors, representatives and assigns to warrant and forever defend the title to the Property against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 23 day of August, 2011.

JOHN D. FRAZIER

KELLY D. FRAZIER

BENJAMIN H. PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John D. Frazier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. WITNESS my hand and seal, at office, this the 23rd day of August, 2011.

My Commission Expires: 9/6/11

NOTARY PUBLIC

BENJAMIN H. PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kelly D. Frazier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. WITNESS my hand and seal, at office, this the 23rd day of August, 2011.

My Commission Expires: 9/6/11

NOTARY PUBLIC