BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#23747-2

The actual consideration or value, whichever is greater, for this transfer is **$154,671.18.**

Ronald L. Graham
Affiant

BILL GARRETT, Davidson County
Trans:T20120006462 DEEDWARR
Recvd: 01/27/12 09:48 2 pgs
Fees:13.00 Taxes:572.28
20120127-0007701

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 26th day of January, 2012.

Notary Public

My commission expires: 10-21-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ronald L. Graham	**"New Owner"**	**16102012600**
517 Meadowlark Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Francisco Cardenas, Jr., and wife, Elizabeth L. Cardenas, and Martha Cardenas, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald L. Graham

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. 18 on the Plan of McMurray Place, Section Two, as of record in Book 5200, Page 440, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Francisco Cardenas, an unmarried person, and Martha Cardenas, a married person, by Warranty Deed dated May 14, 2008, from Joshua T. Watson and wife, Chara S. Watson, of record in Instrument No. 20080521-0052073, Register's Office for Davidson County, Tennessee. The said Francisco Cardenas a/k/a Francisco Cardenas, Jr., is now married.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

ELIZABETH L. Cardenas, spouse of the above named Francisco Cardenas, Jr., joins in this conveyance for the sole purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF MARTHA CARDENAS OR HER SPOUSE.

THIS instrument is being executed on behalf of Martha Cardenas, pursuant to a Limited Power of Attorney executed by her on the 26th day of January, 2012, of record in Instrument No. 20120127-0007700, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: 5205 Meta Circle, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, his 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 our hands this **26th** day of **January, 2012.**

Francisco Cardenas, Jr.

By: Martha Cardenas Francisco Cardenas, Jr. Attorney-In-Fact

Martha Cardenas

By: Francisco Cardenas, Jr., Attorney-In-Fact

Elizabeth L. Cardenas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Francisco Cardenas, Jr., and wife, Elizabeth L. Cardenas,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **January, 2012.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-21-12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Francisco Cardenas, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Martha Cardenas,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Martha Cardenas** for the purpose therein contained, by signing the name of **Martha Cardenas** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **January, 2012.**

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10-21-12