WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of February, 2012, by and between Michael S Bligh, Trustee of the Guzman Revocable Living Trust, party of the first part, and Javier Perez Pena, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 7 on the Plan of Oakwood Subdivision of record in Book 5210, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being all or part of the same property conveyed to Michael S. Bligh, Trustee of the Guzman Revocable Living Trust, by virtue of that certain Quit Claim Deed dated January 7, 2010, at Instrument No. 20110429-0032923 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Trustee

Michael S Bligh, Trustee of the Guzman Revocable Living Trust

BILL GARRETT, Davidson County
Trans:T20120014449 DEEDWARR
Recvd: 02/28/12 13:01 2 pgs
Fees:13.00 Taxes:277.50
20120228-0017173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael S Bligh, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of February, 2012.

Notary Public

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

Property Owner & Address:	Javier Perez Pena 1200 Sylvia Drive Nashville, TN 37115
Tax Parcel No	04301015400
Property Address:	1200 Sylvia Drive Madison, TN 37115
MAIL TAX BILLS TO:	Mortgage Loan Servicing Department 2520, PO Box 2153 **Birmingham, AL 35287-2520**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $75,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of February, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared By & Return To:

Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

20120116