BOX #14A
G#23781-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120021049 DEEDWARR
Recvd: 03/23/12 08:35 2 pgs
Fees:13.00 Taxes:1211.75
20120323-0024676

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2012.

NOTARY PUBLIC

My commission expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lourdes L. Garrido and Pedro Garrido 7337 River Bend Rd Nashville, TN 37221	SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041	141-12-0-E-041.00 co

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Seven Thousand Five Hundred and 00/100 Dollars ($327,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **RICHARD S. FEINSTEIN AND D. JOANN FEINSTEIN**, **husband and wife** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **LOURDES L. GARRIDO AND PEDRO GARRIDO**, **wife and husband** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Harpeth Crest Subdivision (formerly Max Vinson property), Phase 2, a Planned Unit Development, as of record in Instrument No. 20020403-0040556, 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 Richard S. Feinstein and D. Joann Feinstein, husband and wife, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated 9/13/2006, recorded 10/23/2006, of record in Instrument No. 20061023-0130781, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 7337 River Bend Road, Nashville, TN 37221.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 20 day of March, 2012.

Richard S. Feinstein
RICHARD S. FEINSTEIN

D. Joann Feinstein
D. JOANN FEINSTEIN

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Personally appeared before me, a Notary Public, Richard S. Feinstein and D. Joann Feinstein, 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 seal, this the 20 day of March, 2012.

Veronica L. Bates
Notary Public

VERONICA L. BATES
Printed Notary Name

My commission expires: 9-21-2014

VERONICA L BATES
NOTARY PUBLIC, STATE OF NORTH CAROLINA
GUILFORD COUNTY
MY COMMISSION EXPIRES: SEPTEMBER 21, 2014