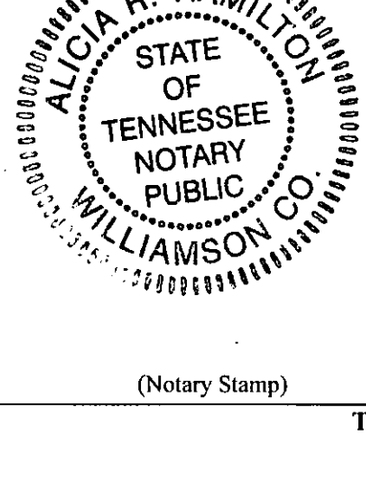
Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $52,000.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2013.

Notary Public

My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130060447 DEEDWARR
Recvd: 07/16/13 10:42 2 pgs
Fees:13.00 Taxes:192.40
20130716-0073354

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TN Ventures, LLC	**New Owner**	**Map\Parcel 135-08-0-A-719.00CO**
719 Longhunter Court		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Beatriz Aguilar, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TN Ventures, LLC

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, 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 Unit No. 719 of Nashboro Village Condominiums, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee and shown on a plan of record in Book 5200, Page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Reginald Delatour by Warranty Deed from Pamela Hyde Autry f/k/a Pamela R. Hyde and Dennis Autry, wife and husband, of record in Instrument No. 20050324-0032169, Dated March 23, 2005. Said property was conveyed to Arnold M. Weiss, Attorney, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender of record in Instrument No. 20050324-0032170, Dated March 23, 2005, who subsequently appointed Aaron Squyers and Successor Trustee and Crystanna Duffy as Co-Trustee, then by Trustee's Deed of record in Instrument No. 20070202-0013898, Dated March 14, 2007. Aaron Squyers as Successor Trustee and Crystanna Duffy as Co-Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Trustee's Deed to Bank of New York as trustee for certificateholders of CWABS 2005-01, of record in Instrument No. 20070322-0035037, Dated March 14, 2007. Said property was further conveyed by by Tennessee Special Warranty Deed to Beatriz Aguilar of record in Instrument No. 20070717-0085061, Dated July 13, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, Page 80, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4827, Page 14, and amended in Book 5469, Page 840, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 5333, Page 957, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Trust Deed Book 5333, Page 999, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Book 5344, Page 960 and Book 4828, Page 835, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements
Subject to lien for special assessment contained in DCCR's / Master Deed
Subject to HOA dues- if any

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

This is improved property known as 719 Longhunter Court, Nashville, TN 37217.

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 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 except as 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 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.

Witness my/our hand(s) this 8th day of July, 2013.

Beatriz Aguilar / Edubina Arce Att. Attorney at Infact -
Beatriz Aguilar
By: Edubina Arce, Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Edubina Arce**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Beatriz Aguilar** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Beatriz Aguilar**, and is authorized by **Beatriz Aguilar** to execute this instrument on his/her behalf.

This the 8th day of July 2013.

My Commission Expires: RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

Notary Public

File #: **130381JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027