RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Heather Risley
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2014.

Tonya B. Cherry
Notary Public

(Affix Seal)

My Commission Expires: _____

26502

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Aubrey B. Harwell Jr., Trustee	New Owner	Map/Parcel
150 4th Ave. N, Ste. 2000	BILL GARRETT, Davidson County Trans:T20140021975 DEEDWARR Recvd: 04/02/14 09:37 2 pgs Fees:13.00 Taxes:1221.00	131-03-0-063.00
Nashville, TN 37219	20140402-0027131	

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, HERNAN R. CIUDAD AND WIFE, CHRISTINA BROWN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto AUBREY B. HARWELL JR., TRUSTEE, hereinafter called the GRANTEE, his successors and assigns, that 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. 5, Birdhaven, as shown on the plat of record in Plat Book 1130, Page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made a more particular descrition of said property,

Being the same property conveyed to Hernan R Ciudad and Christina Brown, as Joint Tenants with Right of Survivorship, by Warranty Deed from Bradford S. Slayden and wife, Mary Jessica Slayden of record in Instrument No. 20090511-0043254, Register's Office for Davidison County, Tennessee

This conveyance is subject to the following:

a. Davidson County and City of Nashville taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 131-03-0-063.00.

b. All matters appearing on the Plat of Birdhaven, of record in Plat Book 1130, page 30, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4108 Lone Oak Road, Nashville, Tennessee 37215

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, his successors and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successor 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 1st day of April, 2014:

Hernan R. Ciudad

Christina Brown

Christina Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Hernan R. Ciudad, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2014:

Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Christina Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2014:

Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY