Return to:
File: 300698

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

FILE BOX 30

MISTY M. SOUNABI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN.
My Commission Expires July 26, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Dalratha McNeil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of July, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary P. Germaine	First Horizon Home Loan Corp.	161-11A-130CO
(NAME) 507 Huntington Ridge Dr.	(NAME) 5775-E Glenridge Dr. Ste. 100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,

A. BRUCE FAHNESTOCK AND WIFE, CYNTHIA S. FAHNESTOCK,

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

GARY P. GERMAINE, UNMARRIED AND JOE RODGERS, MARRIED, AS JOINT TENANTS

HEREINAFTER CALLED THE GRANTEES, THEIR 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 130 on the Plan of Huntington Ridge Townhouse, of record in Book 4657, Page 9, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A. Bruce Fahnestock and wife, Cynthia S. Fahnestock by deed from Westminster Homes, Inc. of record in Book 10775, Page 575, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 507 Huntington Ridge Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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, 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 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 2nd day of July, 2003.

A Bruce Fahnestock By Brenda R Lehman atty in fact
A. Bruce Fahnestock by his attorney in fact Brenda R. Lehman

Cynthia S. Fahnestock By Brenda R Lehman atty in fact
Cynthia S. Fahnestock by her attorney in fact Brenda R. Lehman

Davidson County DEEDWARR
Recvd: 08/08/03 13:48 2pgs
Fees:13.00 Taxes:465.83

20030808-0113467

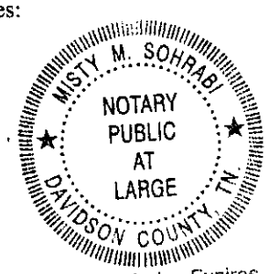
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Brenda R. Lehman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument in behalf of A. Bruce Fahnestock and wife, Cynthia S. Fahnestock, and acknowledged the he/she executed the same by Power of Attorney, as the free act and deed of said A. Bruce Fahnestock and wife, Cynthia S. Fahnestock.

Witness my hand and seal, at this office in Brentwood, Tennessee, this 2nd day of July, 2003.

My Commission Expires:



My Commission Expires
July 26, 2003

Notary Public