(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Teresa L. Tossona
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2003.

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane
Suite B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa L. Tossona	Fifth Third Mortgage Co.	
(NAME)	(NAME)	
3205 Marlborough Ave.	P. O. Box 1508	104-06-145.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Latham, NY 12110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032144

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Frank Fernandez and wife, Jennifer L. Fernandez**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Teresa L. Tossona**, unmarried, hereinafter called the GRANTEE, **his/her** 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. 116 on the Revised Plan of R. W. Grizzard's Subdivision of the Bosley Tract, not of record, and described according to a survey made by Parrish Engineers, Inc., dated May 31, 1966, as follows:

Beginning at a point in the southeasterly margin of Marlborough Avenue at its intersection with the westerly margin of an alley; thence along said Avenue, southwesterly 55.26 feet to a point; being 94.74 feet northeasterly from the intersection of Marlborough Avenue and Love Circle; thence southeasterly along a curve 134.2 feet (by actual field measurement 126.5 feet) to a point in the line between Lots Nos. 115 and 116; thence with the line between said lots, easterly 55.15 feet to a point in the westerly margin of a 12 foot alley; thence along the westerly margin of said alley, northwesterly 165 feet more or less to the point of beginning.

Being the same property conveyed to Frank Fernandez and wife, Jennifer L. Fernandez by deed from William B. Pevear, Jr. and wife, Rebecca Walton Pevear, dated February 21, 2002 and filed of record as Instrument No. 20020226-0024334, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3205 Marlborough Ave., Nashville, TN 37212

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 09/03/03 10:47 2pgs
Fees:13.00 Taxes:888.00
20030903-0127537

Witness our hands this 29th day of August, 2003.

Frank Fernandez by Jennifer Fernandez
Frank Fernandez , by Jennifer L. Fernandez, his Attorney-in-Face

Jennifer L Fernandez
Jennifer L. Fernandez

State of Tennessee
County of Williamson

Before me, the undersigned, of the State and County aforesaid, personally appeared Jennifer Fernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and seal, this 29th day of August, 2003.

Carol A Clawson
Notary Public

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 6-6-06

State of Tennessee
County of Williamson

Before me the, the undersigned, of the State and County aforesaid, personally appeared Jennifer Fernandez a/k/a Jennifer L. Fernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-fact for Frank Fernandez the within named bargainor, and that she as such Attorney-in-fact executed the foregoing instrument for the purpose therein contained, by signing the name of Frank Fernandez, by Jennifer Fernandez, as Attorney-in-fact.

Witness my hand and seal, this 29th day of August, 2003.

Carol A Clawson
Notary Public

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 6-6-06