WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/04 10:31 2pgs
Fees:13.00 Taxes:527.25

20041220-0150824

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

DAVID D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Carter	American Home Mortgage Acceptance, Inc.	73-13-O 82
(NAME) 1521 Wendell Avenue	(NAME) 520 Broadhollow Road	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Melville, New York 11747	
(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, Cynthia Fiore, Trustee , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Carter , 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 Nos. 85 to 88 inclusive, Block "A", on the Plan of Map of Davis Heights Subdivision, of record in Plat Book 843, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to The Fiore Family Trust, Cynthia Fiore, trustee, by deed from Eric R. McLennan and wife, Shannon E. McLennan of record in Instrument No. 20020523-0062991 , Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1521 Wendell Avenue, Nashville, TN 37206

(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 3rd day of December, 2004.

Cynthia Fiore

Cynthia Fiore, Trustee

STATE of CALIFORNIA
COUNTY of SAN LUIS OBISPO

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Cynthia Fiore the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained. AND THAT BY HER SIGNATURE SHE EXECUTED THE DOCUMENT. IN HER AUTHORIZED CAPACITY

Witness my hand and Official seal this 12/3/2004

My Commission Expires: 6-3-06

Mary T. Passage
Notary Public

File Number2411284
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

SM01 MARY T. PASSAGE
COMM. #1359375
NOTARY PUBLIC-CALIFORNIA
SAN LUIS OBISPO COUNTY
My Comm. Expires June 3, 2006 SM01