Davidson County DEEDWARR
Recvd: 05/25/05 13:13 2 pg
Fees:13.00 Taxes:490.62
20050525-0059120

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $132,600.00.

Affiant

Subscribed and sworn to me on May 23, 2005.

NOTARY PUBLIC

DARRIS BILLINGSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY:
Amy Adam Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20718SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Edgardo Fernandez 3016 Cedarcliff Court Antioch, TN 37013	SAME	150-09-162

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeffrey D. McCullough and wife, Jane Davis McCullough, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Edgardo Fernandez, an unmarried person, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Forest View Park, Section Five, Phase Two, of record in Book 6250, page 458, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Jeffrey D. McCullough and wife, Jane Davis McCullough, by Deed from Federal Home Loan Mortgage Corporation of record in Book 8521, page 570, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. **Subject to any and all zoning regulations, building restrictions, setback lines,** if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 6250, page 458, in the Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants of record in Book 6569, page 294, in said Register's Office.

This property is also known as improved property located at 3016 Cedarcliff Court, Antioch, TN 37013.

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 heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on May 23rd, 2005

Jeffrey D. McCullough

Jane Davis McCullough

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 23rd, 2005, before me, the undersigned personally appeared Jeffrey D. McCullough and wife, Jane Davis McCullough to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 23rd, 2005.

NOTARY PUBLIC

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE