Davidson County DEEDWARR
Recvd: 06/03/05 13:37 2 pg
Fees:13.00 Taxes:571.65

20050603-0063458

Box 50-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of May, 2005.

Notary Public

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/24/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rachel Triche
5025 Hillsboro Pike Unit 170, aka 17-D
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
131-1-D-142.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joss Dean Fernandez, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Rachel Triche** hereinafter referred to as 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 Unit 142, also known as apartment 17-D, on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register's Office for said County, to which the plan reference is made for a more complete description, together with he appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed from record in Boo 5211, Page 325, amended in Book 6079, Page 516, said Register's Office.

Being the same property conveyed to Joss Dean Fernandez, unmarried by Warranty Deed from Stephanie Moss, unmarried of record at Instrument No. 20011231-0144858, Register's Office for Davidson County, Tennessee, dated December 27, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee.

Charter of record in Book 5233, Page 459, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4308, Page 575 and Book 7873, Page 859, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5025 Hillsboro Pike Unit 170, aka 17-D, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 31st day of May, 2005.

Joss Dean Fernandez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joss Dean Fernandez, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

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