File No. 250500826

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/05 11:03 2 pgs
Fees:13.00 Taxes:503.20

20050607-0064894

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Judy A. Lehman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/21/08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Colon	SAME	122-1A-277
(NAME)	(NAME)	
3 Fawn Creek Pass		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, LaShawn Jones ,unmarried woman, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Colon, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 No. 52 on the Plan of WOODLAND POINT, PHASE III, a Private Element Horizontal Property Regime (being the Townhome Area Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Boundary Plat in Instrument No. 20000713-0069314 and Plat of record in No. 20001011-0101044, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LaShawn Jones by deed from CENTEX HOMES, a Nevada General Partnership of record in Instrument Number 200110020106280 and filed for record on October 2, 2001, Register's Office for said County.

Restrictive Covenants of record in Instrument number 20000711-0068562; 20000607-0056981, Register's Office of said County.
Landscape Agreement as shown of record in Instrument number 20000612-0058346, Register's Office for said County.

Easement as shown of record in Deed Book 8332, page 982, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument number 20001013-0102000, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 3 Fawn Creek Pass, Nashville, TN 37214

(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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 27th day of May, 2005.

LaShawn Jones by Glenda Bramblett, Attorney in Fact

LaShawn Jones,
By: Glenda Bramblett, Attorney in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Glenda Bramblett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LaShawn Jones ,unmarried woman, as her Attorney In Fact, under Power of Attorney bearing Instrument Number Register's Office, County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of LaShawn Jones ,unmarried woman, under said Power of Attorney.

Witness my hand at office this 27th day of May, 2005.

Commission expires: 2-23-2009

Jenny Germano
Notary Public

JENNY GERMANO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 250500826

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122