WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/05 14:51 2 pg
Fees:13.00 Taxes:571.65

20050714-0081931

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Michael Cisneros**
Address ~~835 General George Patton Road~~
City/State/Zip ~~Nashville, TN 37221~~

SEND TAX BILLS TO:
Name ~~Michael Cisneros~~ Michael Cisneros
Address 744 Darden Place
City/State/Zip Nashville, TN 37205

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Amelia N. Farley, an unmarried woman, ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Michael Cisneros and Janelle S. Cisneros,** Husband and Wife, **("Grantee") their** successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 835, together with the Carport designated No. 835-C, in River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Condominium Apartments, recorded in Plat Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Deed Book 5410, page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being all of the same property conveyed to Amelia N. Farley by Warranty Deed from Anna M. Henderson, of record in Instrument Number 20010319-0026012, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of River Plantation Condominiums of record in Deed Book 5410, page 248, Register's Office for Davidson County, Tennessee, and further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plat of River Plantation, Section Five, of record in Plat Book 5200, page 146, Register's Office for Davidson County, Tennessee. This conveyance is also subject to county property taxes for the current year and subsequent years.

Map-Parcel No.'s: 142.09-0B-835.000-CO

This is improved property known as: 835 General George Patton Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **30th** day of **June, 2005.**

Amelia N. Farley

* Address of new owner
744 Darden Place
Nashville, TN 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, a Notary Public in and for said County and State, **Amelia N. Farley** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **30th** day of **June, 2005.**

Commission expires 1/26/08

Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$154,500.00**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2005.

My commission expires:

Notary Public - Register

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007