File No. [redacted]1758

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,981.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/22/05 14:13 2 pgs
Fees:13.00 Taxes:702.93
20050722-0085655

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Jones	American Mortgage Network, Inc. A Delaware Corp	Map 108
(NAME) 404 Harbor Way	(NAME) 10421 Wateridge Circle #250	GROUP 12-0-B
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Diego, California 92121	PARCEL 174
(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,**Edison Fernandez, and Wife, Marcelina Fernandez**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Jones, and Husband Douglas Jones**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 146 on the Plan of HARBORVIEW Subdivision, Section 6, Phase 1-A, as of record in Plat Book 7900, Page 645, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edison Fernandez, and Wife, Marcelina Fernandez by deed from Deborah W. Copeland and Husband, Stanley H. Copeland of record in Intsrument No. 200308070112546, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7471, Page 26, Deed Book 7646, Page 142 & 147, Deed Book 7646, Page 149, Deed Book 7647, Page 648, Deed Book 7732, Page 749, Deed Book 8263, Page 534, Deed Book 8271, Page 863, Deed Book 8297, Page 380, Deed Book 8634, Page 19, Deed Book 8856, Page 361, Deed Book 9182, Page 786, Register's Office of said County.

By-Laws as shown of record in Deed Book 1031, Page 89, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10316, Page 886, 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 404 Harbor Way, 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/her/their 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/her/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 19th day of July, 2005.

Edison Fernandez by Alyse Sands, atty in fact.
Edison Fernandez

Marcelina Fernandez by Alyse Sands, Atty in fact
Marcelina Fernandez

STATE OF TENNESSEE

COUNTY OF WILSON

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Alyse Sands, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Book _____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Edison Fernandez, and Wife, Marcelina Fernandez (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 7/19/2005.

My Commission Expires:. 1-23-06

, Notary Public.

STATE OF TENNESSEE NOTARY PUBLIC TRACEY TRUMPHOUR WILSON COUNTY

File Number: [redacted]1758

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