File No. 250901066

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/05 12:03 2 pgs
Fees:13.00 Taxes:525.40
20050926-0115266

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 23RD DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/28/2006
(AFFIX SEAL)

ANDREW P. CHARLTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 28, 2006

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
Betty L. Duley	Realty Mortgage Corporation	Map 122- 1A-250.00
(NAME) 50 Fawn Creek Pass	(NAME) 7000 Executive Center Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, Tennessee 37027	
(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, WE, Jose F. Martinez and wife, Jessica Ortega, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty L. Duley, a single person, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 25 on the Plan of Woodland Point, Phase III as shown on plat of record in Instrument No. 20001011-0101044, 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 Jose F. Martinez and wife, Jessica Ortega by Warranty Deed dated November 22, 2002 from Centex Homes, a Nevada General Partnership of record in Instrument No. 20021202-0147923, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat recorded in Instrument No. 20001011-0101044, Register's Office of said County.

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 50 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), 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), 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 23rd day of September, 2005.

Jose F. Martinez

Jessica Ortega

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 Jose F. Martinez and wife, Jessica Ortega, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 9/23/2005.

Notary Public

My Commission Expires:

12/18/05

TAMMY McCAULEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

File Number: 250901066

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122