File No. 250801314

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/05 13:41 2 pgs
Fees:13.00 Taxes:513.93

20051012-0123000

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00

mishell couture
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2005

Notary Public

MY COMMISSION EXPIRES: 7/29/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose F. Hernandez	Franklin Security Bank, FSB	062-02-0A-037.00
(NAME) 2624 Paddlewheel Drive	(NAME) 25800 Northwestern Hwy	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Southfield, Michigan 48075	
(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, **Mishelle Teachout, now known as Mishelle Couture, and Husband Matthew Couture,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose F. Hernandez and wife, Yara Hernandez,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 7-A, on the Plan of Resubdivision Lots 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A & 12B, River Trace Estates, Phase I, Section I, as shown by plat appearing of record in Plat Book 6900, Pages 324-325, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mishelle Teachout by Warranty Deed dated November 30, 2000 of record in Instrument No. 20001205-0119702, Register's Office for Davidson County, Tennessee. The said Mishelle Teachout is one and the same person as Mishelle Couture.

Matthew Couture, spouse of Mishelle Couture joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest he may have in said property, including but not limited to the marital interest.

Restrictive Covenants of record in Book 6851, Page 370 and in Book 6982, Page 747; By-Laws of record in Book 6851, Page 390; Charter for Homeowners' Association of record in Book 6851, Page 363; Transmission Line Easement of record in Book 3959, Page 595 and in Book 1163, Page 341; Flowage Easement to the United States of America of record in Book 2202, Page 83; Grant and Indemnity Agreement to the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7030, Page 798; Warranty Deed to Homeowners' Association for open space of record in Book 7907, Page 168; all matters shown on plat of record in Plat Book 6900, Pages 324-325; all in the Register's Office for Davidson County, Tennessee.

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 2624 Paddlewheel Drive, 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 30th day of September, 2005.

Mishelle Teachout, now known as Mishelle Couture

Matthew Couture

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mishelle Teachout, now known as Mishelle Couture and husband, Matthew Couture the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of September, 2005.

Commission expires:

Notary Public

File Number: 250801314

RETURN TO:
Southern Title Services
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130

7/29/05