Davidson County DEEDWARR
Recvd: 03/01/06 12:34 2 pg
Fees:13.00 Taxes:845.45

20060301-0023581

(3)

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 28th day of February, 2006.

Notary Public

My Commission Expires: 4/20/2009

SHIRLEY A. BEESLEY
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tracy L. Primich and husband, David Fernandes

409 Northridge Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

142130A04000CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robin G. Dillon hereinafter referred to as Grantors, hereby transfers and conveys to Tracy L. Primich and husband, David Fernandes, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 40 on the Plan of Riverside, Section phase 1, of record in Plat Book 6900, Page 490, 491 and 492 and revised in Book 6900, page 784, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Freddy D. Dillon and wife, Robin G. Dillon by Warranty Deed from James F. Fontana and Sandra L. Fontana of record in Book 11371, Page 812, Register's Office for Davidson County, Tennessee dated 2/26/99. Being further conveyed to Robin G. Dillon by Quitclaim Deed from Freddy D. Dillion of record in Instrument No. 20051209-0148317, Register's Office for Davidson County, Tennessee dated 12/7/05.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6900, Pages 490, 491 and 492 and revised in Book 6900, page 784, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7185, Page 619, Book 7405, page 780 and Book 11063, page 996 Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 409 Northridge Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 28th day of February, 2006.

Robin G. Dillon

Robin G. Dillon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Robin G. Dillon, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 2/28/2006.

Witness my hand and official seal this 28th day of February, 2006.

Notary Public

My Commission Expires: 10/10/09



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