Davidson County DEEDWARR
Recvd: 07/20/06 13:41 2 pgs
Fees:13.00 Taxes:943.50

20060720-0087759

WARRANTY DEED

ET-06-0386

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Craig Billinglsey
Affiant

Subscribed and sworn to before me, this 17th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 4/22/09
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Craig/Billinglsey	Cartus Home Loans	
208 Cadey Cove	(NAME) 300 Leadenhall Road	98-13-A-83 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDUARDO GARRIDO AND WIFE, MARY A. GARRIDO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CRAIG D. BILLINGLSEY AND WIFE, LISA B. BILLINGLSEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 83 ON THE PLAN OF PHASE ONE, SECTION SIX, NEW HOPE POINT, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 9700, PAGE 859, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EDUARDO GARRIDO AND WIFE, MARY A. GARRIDO BY WARRANTY DEED FROM CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., RECORDED ON THE 5TH DAY OF JUNE, 2000 IN INSTRUMENT NO. 200006050055603, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF PHASE ONE, SECTION SIX, NEW HOPE POINT, as recorded in Plat Book 9700, Page(s) 859, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Declaration of Covenants, Conditions and Restrictions recorded in Book 10290, Page 1 and Book Book 11394, Page 23 and Instrument Nos. 200006280064247 and 200006280064249 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This conveyance is subject to any and all existing restrictions and easements of record if any.

unimproved ( )
This is improved (X) property, known as 208 Cadey Cove, Hermitage, Tennessee 37076
(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 17th day of July, 2006.

Eduardo Garrido

Mary A. Garrido

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

On this the , before me personally appeared Eduardo Garrido and wife, Mary A. Garrido to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of July, 2006.

Notary Public

DUSTIN C. DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

My Commission Expires: 6-30-2010

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520