Davidson County DEEDWARR
Recvd: 07/24/06 16:09 2 pgs
Fees:13.00 Taxes:702.63
20060724-0089129

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Marisa R. Fernandez
200 46th Avenue North
Nashville, TN 37209

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Wells Fargo Bank, N.A.
P.O. Box 5137
Des Moines, IA 50306-5137

MAP AND PARCEL:
MAP 103.4-B
PARCEL 3.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard Ice, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Marisa R. Fernandez, unmarried,** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. C on the Plan of Wyoming @ 46th Avenue North, a Horizontal Property Regime (common elements), of record in Plat Book 11190, page 145, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements and limited common elements of Wyoming @ 46th Avenue North Condominiums, established by Master Deed of record in Book 11715, page 383, as amended in Instrument No. 200003020020335, said Register's Office.
>
> Being the same property conveyed to Richard Ice, unmarried, by Quitclaim Deed from Susan A. Henderson, Richard Ice, and Sharon A. Lawson a/k/a Sharon Lawson, dated February 28, 2000, of record in Instrument No. 200003130025596, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 200 46th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 21st day of July, 2006.

Richard Ice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard Ice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 21st day of July, 2006.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires
January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $189,900.00.

AFFIANT

Subscribed and sworn to before me
this 21st day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires
January 24, 2009