06TN0195C

WARRANTY DEED

After Recording Return To
Nations Title Agency, Inc.
214 Maryland Way, Suite 208
Brentwood, TN 37027

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

X Anne Campbell Kendrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2006

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
JoAnne C. Felix	PHH Mortgage Services	Map 75
695 Mercer Drive	3000 Leaderhall Road	Group 11
Hermitage, TN 37076	Mount Laurel, NJ 08054	Parcel 211

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Anne Campbell (Andrews) Kendrick

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
JoAnne C. Felix and husband Miguel Felix
hereinafter called the 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. 76B, on the Plan of Zone Lot Division of Lot Nos. 1, 2, 3, and 74-82, on the Plan of Meadows of Tulip Grove, Section 1, of record in Plat Book 5200, Page 612, and amended in Plat Book 6250, Page 304, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Anne Campbell (Andrews) Kendrick by Divorce Decree from Timothy Dale Kendrick, of record in Book 10104, Page 287, dated June 11, 1996, Register's Office for said County. See also deed of record in Book 8536, Page 654, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6291, Page 899 and Book 6250, Page 304, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 612, amended in Plat Book 6250, Page 304, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 695 Mercer Drive, Hermitage, TN 37076

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 we do covenant with the said GRANTEES 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 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 July, 2006.

Anne Campbell Kendrick
Anne Campbell Kendrick

Davidson County DEEDWARR
Recvd: 07/31/06 12:12 2 pgs
Fees:13.00 Taxes:291.93

20060731-0092281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne Campbell (Andrews) Kendrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.