Davidson County DEEDWARR
Recvd: 08/28/07 11:24 2 pgs
Fees:13.00 Taxes:277.13

20070828-0103155

File No. 270800305

WARRANTY DEED

Jessica Talbott
State of Tennessee
Notary Public
Davidson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-24-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddy Duarte	JPMorgan Chase Bank, N.A.	Map 075-11-0-0132.00
(NAME) 821 Rachels View	(NAME) 5409 Maryland Way, Suite 202	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, TN 37027	
(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, Brett A. Fairbridge, married Sheila D. Oldham Dumas, married, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Freddy Duarte, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 54 A Zone Lot Division-Lots 49,50,51,52,53,54,55,56,57,58,59,60,61,62,64,65,67,68,69,71,72,73,75,76,77,79 Rachel's Square Section Two, as shown by plat of record in Plat Book 5200, Page 623-625 and amended in Plat Book 6250, Page 541, 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 Brett A. Fairbridge and Sheila D. Oldham by deed from Jason P. Piccione and wife, Katherine Piccione, Filed on 03/09/2001 of record in Deed Instrument No. 200103090023043, Register's Office for said County. The said Sheila D. Oldham having since married and is now known as Sheila D. Dumas.

This is not a marital residence this is investment property.

Restrictive Covenants of record in Deed Book 6455, Page 135, 6619/777, 8030/757, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6683, Page 576, Register's Office for said County.

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 821 Rachels View, Hermitage, TN 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), HIS 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), HIS 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 hands this 24th day of August, 2007.

Brett A. Fairbridge

Sheila D. Oldham Dumas

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brett A. Fairbridge, and Sheila D. Oldham Dumas the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of August, 2007.

Commission expires:

5-24-08

Notary Public

Jessica Talbott
State
of
Tennessee
Notary
Public
Davidson Co.

File Number: 270800305

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122