RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

File No. 280100061

WARRANTY DEED

AM5344

Davidson County DEEDWARR
Recvd: 01/18/08 13:04 2 pgs
Fees:13.00 Taxes:560.55

20080118-0005962

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of January, 2008.

Notary Public

MY COMMISSION EXPIRES: . / 0 /

(AFFIX SEAL)

KEVIN STEINKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco A. Lopez	Countrywide Bank, FSB ~~Francisco A. Lopez~~	122010A25900CO
(NAME)	(NAME)	
39 Fawn Creek Pass	~~39 Fawn Creek Pass~~ PO Box 961206, PTWX-22	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	~~Nashville, TN 37214~~ Fort Worth, TX 76161	
(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, I, Karen A. Jenness De Jong, a married woman, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francisco A. Lopez, 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:

Unit No. 34 on the plan of Woodland Point, Phase III of record in Instrument No. 200001011-0101044, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Karen A. Jenness De Jong, a married woman by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20020731-0091898, Register's Office for Davidson County, Tennessee dated July 26, 2002.

Master declaration of restrictive covenants for Woodland Point recorded in Instrument No. 200006070056981, said Register's Office.

Matters shown on the Boundary Plat recorded in Book 11700, Page 66, said Register's Office.

Declaration of covenants, conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Instrument No. 20001011-0101044, said Register's Office, including without limitation matters shown on the plan attached as Exhibit C thereto.

Bylaws recorded as Exhibit B to the aforesaid Declaration of record as Instrument No. 20001011-0101044, said Register's Office, said bylaws appearing at page 32 of declaration.

Subject to all matters as set forth per Plat of Woodland Point, Phase I, recorded in Instrument No. 200007130069314, Register's Office of said County.

Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8332, Page 982, said Register's Office.

Landscape agreement recorded as Instrument No. 200006120058346, said Register's Office.

Taxes for the year 2008 and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

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 39 Fawn Creek Pass, Nashville, TN 37214
(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 11th day of January, 2008.

Karen A. Jenness De Jong

Henricus Alexander De Jong*

*Henricus Alexander De Jong, husband of Karen A. Jenness De Jong, joins in this instrument to convey any and all interest he has in said property.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Karen A. Jenness De Jong, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 15th day of January, 2008.

Witness my hand at office this 15th day of January, 2008.

Commission expires:

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Henricus Alexander De Jong, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 11th day of January, 2008.

Witness my hand at office this 11th day of January, 2008.

Commission expires: 5-18-10

Kimberly D. Hicks

Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

File Number: 280100061

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027