Davidson County DEEDWARR
Recvd: 08/29/08 14:09 2 pg
Fees:13.00 Taxes:595.70

20080829-0089051

WARRANTY DEED

G-VRE-08-4487

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Shannon Osborne	Coldwell Banker Mortgage 3000 Leadenhall Road	
4487 Post Place #89	(NAME) Mt. Laurel NJ 08054	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		103-15-B-89.00 CO
(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, I/we EILEEN S. HERNANDEZ F/K/A EILEEN P. SULLIVAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto J. SHANNON OSBORNE, AN UNMARRIED WOMAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 89, LION'S HEAD CONDOMINIUM, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 82, AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5340, PAGE 70, CORRECTED IN BOOK 5342, PAGE 683, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO EILEEN P. SULLIVAN BY WARRANTY DEED FROM ALLISON L. MCCANLESS, UNMARRIED, RECORDED ON THE 5TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051005-0119719, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. EILEEN P. SULLIVAN IS NOW MARRIED AND KNOWN AS EILEEN S. HERNANDEZ. SAL HERNANDEZ JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 5200, PAGE 82; BOOK 5342, PAGE 2; BOOK 5340, PAGE 70; BOOK 5342, PAGE 683; BOOK 6909, PAGE 212; BOOK 7196, PAGE 827; AND INSTRUMENT NUMBER 20040726-0090473, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4487 Post Place #89, Nashville, Tennessee 37205
(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 26th day of August, 2008.

Eileen S. Hernandez f/k/a Eileen P. Sullivan

Eileen S. Hernandez f/k/a Eileen P. Sullivan

Sal Hernandez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eileen S. Hernandez and Sal Hernandez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2008.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903