Davidson County DEEDWARR
Recvd: 11/07/08 13:59 2 pgs
Fees:13.00 Taxes:414.40

20081107-0111018

WARRANTY DEED

MATTHEW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011

Return to
A Title Quest, LLC
25 Century Blvd.
Suite 405
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$112,000.00.**

Affiant

Subscribed and sworn to before me this 24 day of October, 2008

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jennifer Rubino	SAME	149-02-0-B-082.00CO
836 Bishopsgate Road	SAME	
Antioch, TN 37013	SAME	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephanie M. Fishback and husband, Victor L. Fishback,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jennifer Rubino, a single woman and Joseph A. Rubino and wife Lori A. Rubino** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* a life estate of Eleanor M. Goodman

Being Lot No. 210 on the plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92, 932 and 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eleanor M. Goodman, by deed from Theresa Ann Murphy, on May 1, 1997, of record in Book 10442, page 372, Register's Office for Davidson County, Tennessee. And further conveyed to Stephanie M. Fishback and husband, Victor L. Fishback with the said Eleanor M. Goodman retaining a life estate by Quitclaim form Eleanor M. Goodman of record in Instrument Number 20011219-0140072, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 149-02-0-B-082.00CO.
- Subject to all matters as shown on the Plan of record in Book 6250, page 92-94, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6236, page 683; and Book 6300, page 409; and Book 6306, page 833; and Book 6355, page 322; and Book 6496, page 100; and Book 6496, page 107; and book 6496, page 114; and Book 6518, page 184; and book 6518, page 190; and Book 6830, page 739; and Book 8083, page 386, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6295, page 548; and Book 6295, page 556; and Book 6295, page 564; and Book 6300, page 423; and Book 7288, page 963, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 6236, page 680; and Book 6295, page 503; and Book 6496, page 99; and Book 7778, page 366, Register's Office for Davidson County, Tennessee.
- Information Brochure of record in Book 6236,page 726; and Book 6295, page 596; and Book 6295, page 602; and Book 6300, page 439, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6236, page 708; and Book 6295, page 572; and Book 6295, page 580; and Book 6295, page 588; and Book 6300, page 431, Register's Office for Davidson County, Tennessee.

This is improved property known as: **836 Bishopsgate Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 27, 2008.

Victor L. Fishback
Victor L. Fishback

Stephanie M. Fishback
Stephanie M. Fishback

Eleanor M. Goodman
By Stephanie M. Fishback As ATTY In Fact
Eleanor M. Goodman by Stephanie M. Fishback, as attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephanie M. Fishback and Victor L. Fishback** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 27, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Stephanie M. Fishback with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Eleanor M. Goodman the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the Name Eleanor M. Goodman, The bargainor by the said Stephanie M. Fishback, as attorney in fact

This 27th day of October, 2008

Notary Public exp: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY