Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
File No. 10-0026H

Davidson County DEEDWARR
Recvd: 07/29/10 15:05 3 pgs
Fees:18.00 Taxes:517.63
20100729-0059602

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 day of July, 2010

_____
Notary Public
Commission Expires: 9-25-10

JEANNE BURTON GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires September 25, 2010

ADDRESS OF NEW OWNER:
Melvin J. Davey, III
5607 Royal Court
Hermitage, TN 37076

SEND TAX BILLS TO:

MAP & PARCEL
Map 087-05-0A

Parcel 104.00CO

WARRANTY DEED

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,

Maria Labrador-Cruz (formerly known as Maria Labrador) and Reynaldo Cruz, Jr. wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melvin J. Davey, III and Jessica L. Davey husband and wife,

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:

Land in Davidson County, Tennessee, being all of Lot No. 132, on the Final Plat of Farmingham Woods, Phase III, a Planned Unit Development, and filed of record in Plat Book 7900, Page 554, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Maria Labrador and Reynaldo Cruz, Jr., as joint tenants with right of survivorship, by Warranty Deed dated October 30, 1997, from William Paul Guffey and wife, Angela Thomas Guffey, and filed of record in Book 10670, Page 226, in the Register's Office for Davidson County, Tennessee. The said Maria Labrador now known as Maria Labrador-Cruz.

THIS CONVEYANCE IS MADE SUBJECT TO: County property taxes for the year 2010 and every year thereafter; Storm Water Detention agreement in Book 8199, Page 853; Restrictive Covenants of record in Book 8238, Page 176, Book 8351, Page 533, Book 8423, Page 784, Book 8424, Page 426, Book 8447, Page 635, Book 8702, Page 528, Book 9006, Page 409, Book 9006, Page 414; any and all matters on plan of record in Plat Book 9700, Page 554; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS ALSO SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5607 Royal Court 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 so 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 uses, 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 hand this the 29 Day of July 2010.

Maria Labrador-Cruz

Reynaldo Cruz, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria Labrador Cruz and Reynaldo Cruz, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 29 day of July, 2010.

Notary Public
Commission Expires:

ROBERT LUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

