(3)

Mail 20 -

Jim R. Vanderpool, P.C.
136 Seaboard Lane, Suite G-104
Franklin, TN 37067

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $291,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2012.

Notary Public

My commission expires:_____

BILL GARRETT, Davidson County
Trans:T20120021450 DEEDWARR
Recvd: 03/26/12 08:38 2 pgs
Fees:13.00 Taxes:1078.55
20120326-0025131

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Fernandez **Mindy Fernandez**	**New Owner**	**Map\Parcel: 172-14-0-A-007.00CO**
5929 Hitching Post Lane		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Christopher D. McKinney and Pamela S. Obenshain, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Fernandez and Mindy Fernandez, 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 Lot No. 102 on the Plan of Wexford Downs, Section One, of record in Plat Book 9700, Pages 308 & 309, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher D. McKinney and Pamela S. Obenshain by Warranty Deed from Barron Wortham and wife, Caledra M. Wortham, dated May 15, 2001, of record in Instrument No. 20010516-0050921, Rerecorded in Instrument No. 20020920-0114790, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Pages 308 & 309, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10292, Page 51 amended in Book 10792, Page 822 and Instrument No. 20000810-0079498, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Book 10529, Page 560 and Instrument No. 20020807-0095117, Register's Office for DAVIDSON County, Tennessee.
Easement to Nashville Gas Company of record in Book 10359, Page 615, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Book 10937, Page 789 and Book 10937, Page 791, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 11201, Page 766 and Book 11444, Page 177, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 11444, Page 149, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 9700, Page 221, Register's Office for DAVIDSON County, Tennessee.

Charter for Homeowners Association of record in Book 10500, Page 444, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5929 Hitching Post Lane, Nashville, TN 37211.

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 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 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 22nd day of March, 2012.

Christopher D. McKinney
By: Russell J. McCann, Attorney-in-Fact

Pamela S. Obenshain
By: Russell J. McCann, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Christopher D. McKinney and wife, Pamela S. Obenshain for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Christopher D. McKinney and wife, Pamela S. Obenshain and is authorized by Christopher D. McKinney and wife, Pamela S. Obenshain to execute this instrument on his/her behalf.

Witness my hand and official seal this 22nd day of March, 2012.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

File #: **120190JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027