WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120069440 DEEDWARR
Recvd: 09/14/12 15:14 2 pgs
Fees:13.00 Taxes:555.00
20120914-0083784

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of September 2012

Notary Public

My Commission expires: 1-6-14
(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:
Dulce A. Quintero	Republic State Mortgage Co.	136050A02700CO
2972 Harbor Lights Drive	2715 Bissonnet, Suite 102	
Nashville, TN 37217	Houston, TX 77005	

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, **Alan E. Jones, a single person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dulce A. Quintero, unmarried,** his/her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 27 as shown on the Bayview Estates, Phase One, First Revision, of record in Plat Book 9700, Page 920, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alan E. Jones, A Single Person, from Fox Ridge Homes, Inc., by Warranty Deed on June 29, 2000, of record in Instrument Number 20000718-0070980, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 9700, Page 920, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 10323, Page 55; Book 10727, Page 268; Book 11019, Page 911; Book 11251, Page 126 and Book 11271, Page 163, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 11762, Page 271; Book 3708, Page 237; Book 7830, Page 233; Book 10085, Page 576 and Book 10339, Page 233, Register's Office for Davidson County, Tennessee.
- Subject to Landscape Agreement of record in Book 10339, Page 298, Register's Office for Davidson County, Tennessee.
- Subject to By-Laws of record in Book 10323, Page 86, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2972 Harbor Lights Drive, Nashville, TN 37217**

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 September 10, 2012.

Alan E. Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alan E. Jones, a single person** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 10, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY