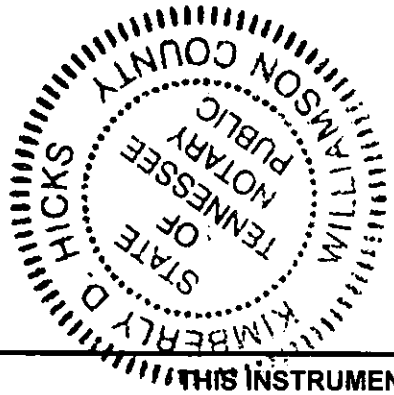
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shantelle Hernandez	Shantelle Hernandez	155100A10700CO
(NAME)	(NAME)	
2162 Doctor Robertson Rd.	2162 Doctor Robertson Rd.	
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174	Spring Hill, TN 37174	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130010896 DEEDWARR
Recvd: 02/08/13 09:23 2 pgs
Fees:13.00 Taxes:150.78
20130208-0013139

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William B. Fauver and Laura Sanders**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Shantelle Hernandez, a married woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 106 on the plan of McCrory Trace Estates, of record in Plat Book 6900, Pages 720-723 as corrected in Book 7825, Page 429, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William B. Fauver and Laura Sanders by Deed from Construction Associates Inc., dated 06/29/1994 and filed for record on 06/29/1994 in Book 9392, Page 596, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 6900, Page 720, Plat Book 6900, Page 721, Plat Book 6900, Page 722, Plat Book 6900, Page 723, Book 7825, Page 429, said Register's Office.
Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 7576, Page 846, said Register's Office.
By-Laws of record in Book 7576, Page 831, said Register's Office.
Grant of Transmission Line Easement of record in Book 4150, Page 109, said Register's Office.
Charter of record in Book 7576, Page 821, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 7820, Page 342, said Register's Office.
Rerecorded Quitclaim Deed to The Homeowner's Association of record in Book 8013, Page 698, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 813 Deer Foot Court, Nashville, TN 37221

(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/or 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/or 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 our hands this 30th day of January, 2013.

William B. Fauver

Laura Sanders

State of Tennessee
County of Williamson

Personally appeared before me William B. Fauver and Laura Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of January, 2013.

Notary Public
My Commission Expires: 11/10/13

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027