WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abner Fuentes	Lending Hand Mortgage, LLC	087050A02200CO
(NAME)	(NAME)	
5919 Colchester Drive	116 East Cedar Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-4407	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130023060 DEEDWARR
Recvd: 03/21/13 10:02 2 pgs
Fees:13.00 Taxes:562.03
20130321-0027939

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, **Don Garr and Sharon Garr, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Abner Fuentes and Amber Chel Fuentes, Husband and Wife**, 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. 22 on the Final Plat of Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Don Garr and Sharon Garr, husband and wife by Deed from The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders CWABS Inc. Asset-Backed Certificates, Series 2004-10, dated 04/20/2012 and filed for record on 04/24/2012 in Instrument 201204240034919, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 173, Plat Book 7900, Page 228, said Register's Office.

Restrictions of record in Book 8238, Page 176, as amended of record in Book 8351, Page 533, as amended of record in Book 8447, Page 635, said Register's Office.

Storm Water Detention Agreement of record in Book 8199, Page 852, said Register's Office.

Charter of record in Book 8245, Page 768, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 8245, Page 772, said Register's Office.

Rerecorded Quitclaim Deed to The Homeowner's Association of record in Book 8310, Page 341, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 5919 Colchester Drive, Hermitage, TN 37076-4407
(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 19th day of March, 2013.

Don Garr

Sharon Garr

State of Tennessee
County of Wilson

Personally appeared before me Don Garr and Sharon Garr, 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 19th day of March, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122