WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036468 DEEDWARR
Recvd: 05/02/13 11:15 2 pgs
Fees:13.00 Taxes:599.40
20130502-0044246

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
WER.V

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Jodi Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2013.

H. E. Ragle IV
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafael Ernest Fernando	Regions d/b/a Regions Mortgage Bank	Map 173-9-A
(NAME) 2668 Avery Park Drive	(NAME) 2050 Parkway Office Circle	Parcel 777 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **JORDAN ELAINE MCCARTER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAFAEL ERNEST FERNANDO, MARRIED, AND PEARL ERNESTINE FERNANDO, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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. 660 on the Plan of Section Two of Phase Eight, Lenox Village, as of record in Instrument 20070413-0044640, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jordan Elaine McCarter, Unmarried, by deed from Candace Kolassa of record in Instrument No. 20120305-0019287, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20070413-0044640, said Register's Office; (c) restrictive covenants of record in Instrument No. 20020315-0032825 Instrument No. 20020315-0032826, made applicable in Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, said Register's Office; (d) Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee; (e) Stormwater Detention Agreements in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee; and (f) Easements for sanitary sewer, storm drainage and water mains with appurtenances in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2668 Avery Park Drive, Nashville, Tennessee 37211
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 hand this 29th day of April, 2013.

Jordan Elaine McCarter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jordan Elaine McCarter, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015