THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070083**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $158,400.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2013. Notary Public My Commission Expires:

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-18-2016

WARRANTY DEED

Address New Owner: Charles Longoria and Arielle Longoria, and Samuel Longoria 3460 Daisy Trail Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150-08-0-029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott D. Fiscus, married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Longoria and wife, Arielle Longoria and Samuel Longoria, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 312, SECTION 7B, THE COUNTRY, as shown on plat of record in Plat Book 6250, Page 505 and amended in Book 6891, Page 90, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Scott D. Fiscus by Warranty Deed from David R. Fiscus and wife, Rosemary A. Fiscus, recorded on the 3rd day of November, 2003 in Instrument No. 20031103-0161058, in the Register's Office of Davidson County, Tennessee.

Christina Fernandez-Fiscus, wife of Scott D. Fiscus, joins in this instrument to convey any marital interest she may have in the property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 7B, THE COUNTRY, as recorded in Plat Book 6250, Page(s) 505 and amended in Book 6891, Page 90.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5111, Page 606 and Book 6594, Page 639.

BILL GARRETT, Davidson County
Trans:T20130067806 DEEDWARR
Recvd: 08/07/13 13:19 2 pgs
Fees:13.00 Taxes:586.08
20130807-0082885

This is improved property located at 3460 Daisy Trail Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2013.

Scott D. Fiscus

Christina Fernandez-Fiscus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott D. Fiscus, and Christina Fernandez-Fiscus, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122