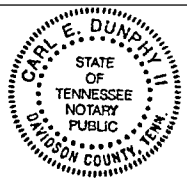
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/13 08:19 3 pgs
Fees:18.00 Taxes:481.00
20131112-0116394



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-6-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
William A. Street	People's Home Equity	122010A25300CO
(NAME)	(NAME)	
51 Fawn Creek Pass	5205 Maryland Way Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4502	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Doug A. Fulmer and wife, Eng Chin Lim-Fulmer**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William A. Street, a married man**, 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 Unit No. 28, as shown on the plan of Woodland Point Phase Three, a Horizontal Property Regime, filed as Exhibit C to and established by the Declaration of record in Instrument 200010110101044, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Doug A. Fulmer and wife, Eng Chin Lim-Fulmer by Deed from Centex Homes, a Nevada General Partnership, dated 03/31/2003 and filed for record on 04/03/2003 in Instrument 200304030044159, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 11700, Page 66, Instrument 200104040032685, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200006070056981, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200010110101044, said Register's Office.
By-Laws of record in Instrument 200801040001237, said Register's Office.
Said By-Laws were amended of record in Instrument 200805210052236, Instrument 201205180043315, said Register's Office.
Permanent Easement and Right of Way for Street Purposes and Right of Entry for Temporary Construction Purposes of record in Book 8332, Page 982, said Register's Office.
Landscape Agreement of record in Instrument 200006120058346, said Register's Office.
Charter of record in Instrument 200010130102000, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument 200012050119722, said Register's Office. Charter of record in Instrument 200202220022863, said Register's Office.

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 51 Fawn Creek Pass, Nashville, TN 37214-4502
(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 31st day of October, 2013.

Doug A. Fulmer

Eng Chin Lim-Fulmer

State of Tennessee
County of Wilson

Personally appeared before me Doug A. Fulmer and Eng Chin Lim-Fulmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2013.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE