Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

LESLEY E MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 8, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Emily Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lela Denson	New Owner	09805013600
(NAME)	(NAME)	
1010 Carla Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

BILL GARRETT, Davidson County
Trans:T20140060257 DEEDWARR
Recvd: 08/15/14 13:17 3 pgs
Fees:18.00 Taxes:503.20
20140815-0074077

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Andrew Fay and wife, Michelle Fay** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lela Denson, a single woman,** 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:

Being Lot No. 37 on the plan of Hunters Point Subdivision of record in Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Fay and wife, Michelle Fay by deed from Carolos Lopez and wife, Raquel Lopez dated 3/21/07, of record in Instr. No. 20070323-0035325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2014 Taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 5200, page 736; Restrictive Covenants of record in Book 3814, page 592, Book 3897, page 926, Book 6207, page 609, and Book 6279, page 741; Charter of Hunters Point Homeowners Association Inc. of record in Book 6256, page 293, said Register's Office. Subject to the rights and claims of parties in possession and any leases not of record.

unimproved ☐

This is improved ☑ property, known as 5165 - 5167 Hunters Point Lane, Hermitage, TN 37076
(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/our hands this 1ST day of JULY, 2014.

X _____
Andrew Fay

X _____
Michelle Fay

State of California
County of _____

Personally appeared before me Andrew Fay and Michelle Fay with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ____ day of _____, _____.

See attached acknowledgment

_____
Notary Public _____
My Commission Expires: _____

File No.: 2014-088

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Los Angeles

On July 1, 2014 (Date) before me, Pamela Edzant, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Andrew Fay + Michelle Fay (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

PAMELA EDZANT
Commission # 2031165
Notary Public - California
Los Angeles County
My Comm. Expires Jun 27, 2017

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Pamela Edzant (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: July 1, 2014 Number of Pages: 2

Signer(s) Other Than Named Above: 0

Capacity(ies) Claimed by Signer(s)

Signer's Name: Andrew Fay/Michelle Fay	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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