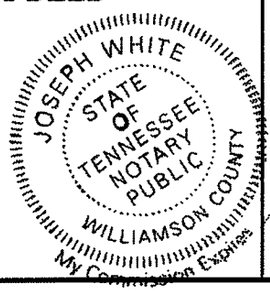
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $499,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF AUGUST, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/15/2021

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1204LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Larry Morrow and Tudeth Morrow	Southwest Funding, LP	
5929 Hitching Post Ln	13150 Colt Rd Ste 100	172 14 0A 007.00
Nashville, TN 37211	Dallas TX 75240	

FOR AND IN 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, WE,

ROBERT FERNANDEZ AND MINDY FERNANDEZ, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LARRY MORROW AND TUDETH MORROW, HUSBAND AND WIFE

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. 102 on the Plan of SECTION ONE, WEXFORD DOWNS, of record in Plat Book 9700, Pages 308 & 309, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Fernandez and Mindy Fernandez, Husband and Wife, by Warranty Deed from Christopher D. McKinney and Pamela S. Obenshain, Husband and Wife, of record in Instrument No. 20120326-0025131, in the Register's Office of Davidson County, Tennessee, dated March 22, 2012, and recorded on March 26, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, WEXFORD DOWNS, as recorded in Plat Book 9700, Page(s) 308 & 309 and P.U.D. BOUNDARY, WEXFORD DOWNS as Recorded in Plat Book 9700, Page 221.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 10292, Page 51; First Supplementary as recorded in Book 10792, Page 822 and Second Supplementary as recorded in Instrument No. 200008100079498.

5. Charter for Wexford Downs Homeowners Association, Inc., of record in Book 10500, Page 444

6. Easement for Bellsouth Telecommunications, recorded in Book 10529, Page 560 and Instrument No. 20020807-0095117.

7. Acquisition of Common Open Spaces by Quitclaim Deed to Wexford Downs Homeowners Association, Inc., of record in Book 10937, Page 789 and Book 10937, Page 791

8. Easement for Gas Company, recorded in Book 10359, Page 615.

9. Easement for Water and Sewerage Services, recorded in Book 11201, Page 766; Book 11444, Page 177 and Book 11444, Page 149.

Karen Johnson Davidson County
Batch# 278127 DEEDWARR
08/30/2019 03:34:30 PM 2 pgs
Fees: $13.00 Taxes: $1,849.63
20190830-0088017

This is improved property known as 5929 Hitching Post Ln, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 30th day of August, 2019.

Robert Fernandez

Mindy Fernandez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ROBERT FERNANDEZ AND MINDY FERNANDEZ, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of August, 2019.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-15-2020

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY