Davidson County DEEDWARR
Recvd: 04/20/01 11:51 2pgs
Fees:11.00 Taxes:584.23
20010420-0039326

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WARRANTY DEED

This Indenture made this **16th** day of **April, 2001** between **Eva Close, unmarried, ,** GRANTOR, and **Maurice A. Brunelle ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot Number 160 on the Plan of Phase 1, Oak Highlands, of record in Plat Book 6900, pages 432,433,434, and 435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eva Close, married by Warranty Deed from David C. Braunscheidel dba D.B. Construction of record in Book 9093, page 333, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat 6900, page 431-435, Register's Office for Davidson County, Tennessee.

Subject to all restrictions of record in Book 7350, page 24, Book 7367, page 739, and amended in Book 8765, page 77, Register's Office for Davidson County, Tennessee.

Subject to Amendments to By-laws of record in Book 8765, page 90, Register's Office for Davidson County, Tennessee.

Subject to Charter for HOA of record in Book 7337, page 529, Register's Office for Davidson County, Tennessee.

Subject to Amendment to the Charter for record in Book 8765, page 100, Register's Office for Davidson County, Tennessee.

Subject to Quitclaim deed for the HOA for Common Area of record in Book 7473, page 697, Register's Office for Davidson County, Tennessee.

Subject to Temporary Construction Easement for Construction of sewer and/or drainage improvements of record in Instrument N0. 20001002-0097139, Register's Office for Davidson County, Tennessee.

Subject to ~~Hoa~~ HOA **Dues.** EAC EAC

Improved property known as 4949 Alexis Drive Nashville, Tennessee 37~~2~~11 37013

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 assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s hereunto set grantor's hand(s) and seal this **16th** day of **April, 2001.**

Eva Close 4-16-01
Eva Close

EVA CLOSE 4-16-01

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eva Close, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 16th day of April, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-02

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $157900

Affiant

Subscribed and sworn before me this 16th day of April, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-02

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Maurice A. Brunelle
4949 Alexis Drive
Nashville, Tennessee ~~37211~~ 37013

Send Tax Bills to: New Owner
~~Bank of America, N.A.~~
~~2059 Northlake Parkway~~
~~Tucker, GA 30084~~

Map & Parcel Number:

Map 173 Group 4-A Parcel 16