02

Realty 48A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~193,500.00~~. $188,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of October, 2001.

Notary Public

My Commission Expires: 5/30/2004

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30th 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/25/01 15:27 2pgs
Fees:13.00 Taxes:697.45
20011025-0117096

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bobbie L. Stacks
1261 Brentwood Highlands
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 172-040-A-071.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Armen Masrejian** and wife, **Olga Masrejian** hereinafter referred to as Grantors, hereby transfers and conveys to **Bobbie L. Stacks** hereinafter referred to as 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, being Lot No. 77, on the Plan of Highlands of Brentwood, of record in Instrument # 200002090013331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Armen Masrejian and Olga Masrejian, by Warranty Deed from Highlands of Brentwood, LLC, of record at Instrument # 2001 040400 32442, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record at Instrument # 2000 020900 13331, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11189, Page 612, Book 11356, page 815, and Book 11629, page 906, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 11595, Page 872, Register's Office for Davidson County, Tennessee.

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Subject to Conveyance of Open Space of record in Book 11629, Page 909, and Instrument # 2000 040700 35205, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Sanitary Sewer/Storm Drainage of record in Book 7461, Page 773 & 805, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Ingress/Egress of record in Book 11189, Page 612, Register's Office for Davidson County, Tennessee.

Subject to an Easement for BellSouth of record in Book 11608, Page 467, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 11356, Page 840, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1261 Brentwood Highlands, 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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 22nd day of October, 2001.

Armen Masrejian

Olga Masrejian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Armen Masrejian and wife, Olga Masrejian , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of October, 2001.

Notary Public

THOMAS SIDWELL NOTARY PUBLIC

10/22/01
My Commission Expires

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