Return to
B-3300

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of February, 2003.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

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: 02/21/03 12:08 2pgs
Fees:13.00 Taxes:643.80
20030221-0023248

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brett Elias Saliba and Ashley Whittemore Saliba
1620 Roundhill Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-12-0-B-139.00

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, **Joe T. Warpool and Tina M. Warpool** hereinafter referred to as Grantors, hereby transfers and conveys to **Brett Elias Saliba and Ashley Whittemore Saliba** 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, Tennessee, being Lot. No. 397 on the Plan of Bradford Hills, Section Seven, of record in Book 7900, Page 6: amended in Book 7900, Pages 337 and 338, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being same property conveyed to Joe T. Warpool and wife, Tina M. Warpool by Warranty Deed from Timothy J. Booth and wife, Kim R. Booth, of record in Instrument No. 1999 120803 01209, Register's Office for said County, dated December 3, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 6; amended in Book 7900, Pages 337 and 338, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8071, Page 6; amended in Book 7900, Pages 337 and 338, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8267, Page 616; Book 8267, Page 618; Book 8372, Page 901; Book 8374, Page 591; Book 8522, Page 853, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, Page 531, 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 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1620 Roundhill Drive, Nashville, Tennessee 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 13th day of February, 2003.

Joe T. Warpool

Tina M. Warpool

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 Joe T. Warpool and Tina M. Warpool, 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 13th day of February, 2003.

Notary Public

My Commission Expires: 11-22-06

NOTARY PUBLIC AT LARGE

07191-BW