FILE BOX 45

# WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of July, 2004

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| April Mae Garza | NEW OWNER | Map 173 |
| 2036 Stanford Village Drive | | Group 11-0-A |
| Antioch, TN 37013 | | Parcel 10 CO |

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

**Chris Gullett and wife, Karen Gullett**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**April Mae Garza, unmarried**

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. 10, on the Plan of Section One, Stanford Village, of record in Instrument 20002040012060 and Instrument 200002040012061, 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 Chris Gullett and wife, Karen Gullett by deed from Beazer Homes Corp. dba Phillips Builders, of record in Instrument 200008010076087, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 200002030011283; Instrument 200002280019107; Instrument 200003010020280; Instrument 200103190026310; Instrument 20020123-0009420; and Instrument 200002170016311, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200002040012060 and Instrument 200002040012061, said Register's Office; and (3) Easements of record in Book 11263, Page 503; Book 4218, Page 425; Book 4229, Page 43; Book 2590, Page 545; Book 9466, Page 794; Book 11517, Page 992; Book 2739, Page 637; Book 2740, Page 181, said Register's Office and Agreement for Flood Plains of record in Book 11493, Page 254, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 2036 Stanford Village Drive, Antioch, TN 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 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 our hands this 30th day of July, 2004.

Chris Gullett

Karen Gullett

Davidson County DEEDWARR
Recvd: 08/04/04 12:40 2pgs
Fees:13.00 Taxes:551.30

20040804-0093546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris Gullett and wife, Karen Gullett, with whom I am personally acquainted (or proved to me 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 Nashville, Tennessee, this 30th day of July, 2004.

My Commission Expires: ~~01/29/05~~
1-27-07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY