Davidson County DEEDWARR
Recvd: 08/09/04 08:52 2pgs
Fees:13.00 Taxes:623.45
20040809-0095459

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of August, 2004.

Notary Public

My Commission Expires:

MARC JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert Dominquez, Jr. and Shirley A. Dominquez
5633 Chestnutwood Trail
Hemitage, Tennessee 37076

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
098-050-A-136.0CO

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, **Steven Palazola and Sarah Palazola, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert Dominquez, Jr. and Shirley A. Dominquez, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 77 on the Plan of Revision One , Section Five, Hampton Hall of record at Instrument No. 200007280074425, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven Palazola and Sarah Palazola, husband and wife, of record at Instrument No. 200112200140495, Register's Office for Davidson County, Tennessee, dated December 10, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

The Plan of record at Instrument No. 200007280074425, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10278, Page 257, Book 10301, page 184, book 10444, page 460, book 10640, page 947, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 10420, Page 359, Book 11577, page 620, Instrument No. 200007280074532, Register's Office for Davidson County, Tennessee.

Boundary Plat of record in Book 9700, Page 216, 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 2004, 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 5633 Chestnutwood Trail, Hemitage, Tennessee 37076.

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 3rd day of August, 2004.

Steven Palazola

Sarah Palazola

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 Steven Palazola and Sarah Palazola, husband and wife, 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 3rd day of August, 2004.

Notary Public

My Commission Expires: 11-12-05

WILLIAMSON DONALD R. BARNES NOTARY PUBLIC A LAWYER TN

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