Davidson County DEEDWARR
Recvd: 03/03/05 15:07 3 pgs
Fees:18.00 Taxes:566.10

20050303-0023793

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $153,000.00.

Deborah L Clarke
Affiant

Subscribed and sworn to me on February 28, 2005.

Rita Ma
NOTARY PUBLIC

3-1-08

RITA MA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20614SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jennifer G. Ussery 7305 Althorp Way Nashville, TN 37211	SAME	173-9-A-113 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Carl F. Von Dem Bussche and Kristin F. Von Dem Bussche, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jennifer G. Ussery, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Revision One, Section Two, Lenox Village, as of record as Instrument No. 20020731-0091872, 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 Carl F. Von Dem Bussche and Kristin F. Von Dem Bussche by deed from NVR, Inc., t/a Ryan Homes, a Virginia Corporation, of record as Instrument No. 20040107-0002770, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record as Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee; and

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction of record as Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee; and
4. Master Deed of record as Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee; and
5. Storm Water Detention Agreement of record in Book 7361, page 230, and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and
6. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances, of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee; and
7. Access Easement retained by the Lord's Chapel Church as set out in Deed of record as Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee; and
8. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee; and
9. Quitclaim Deed for common areas of record as Instrument no. 20020501-00536757 and re-recorded as Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee;
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at: 7305 Althorp Way, 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 GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on February 25, 2005.

Carl F. Von Dem Bussche

Kristin F. Von Dem Bussche

STATE OF FLORIDA, COUNTY OF Hillsborough

On February 25, 2005, before me personally appeared **Carl F. Von Dem Bussche,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on February 25, 2005.

AMANDA M. ROBERTSON
MY COMMISSION # DD 214518
EXPIRES: May 22, 2007
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My Commission Expires: 5/22/07

STATE OF FLORIDA, COUNTY OF Hillsborough

On February 25, 2005, before me personally appeared **Kristin F. Von Dem Bussche**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on February 25, 2005.

AMANDA M. ROBERTSON
MY COMMISSION # DD 214518
EXPIRES: May 22, 2007
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC