Dav.Co. File Box 14-A
jtc file no. 17812-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

tual consideration or value, whichever is greater, for this transfer is
.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2005.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

My commission expires:

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 05/02/05 10:23 2 pg
Fees:13.00 Taxes:332.63

20050502-0048348

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer A. Stone	**New Owner**	**Map 128-11, Parcel 49**
7772 Sawyer Bend Road		
Nashville, Tennessee 37221		

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 ACKNOWLEDGE, WE,

Gary S. Hulen and wife, Janice D. Hulen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer A. Stone

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:

LAND in Davidson County, Tennessee being Lot 9B, Zone lot Division of Clunan Heights, Section 2, as of record in Book 6250, Page 362, 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 Gary S. Hulen and wife Janice D. Hulen, by Quitclaim Deed, from John R. Hulen and wife Joanne Hulen, of Record in Book 7653, Page 326, Dated August 26, 1988, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 362, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6537, Page 70 and Book 6541, Page 984, Register's Office for DAVIDSON County, Tennessee.
Declaration of Covenants, Conditions and Restrictions for Bella Cove of record in Instrument No. 20050502.0048347, Register's Office for Davidson County, Tennessee.
Ingress and Egress Easement of record in Book 6377, Page 482, Register's Office for DAVIDSON County, Tennessee.
Joint Roadway Agreement of record in Book 6512, Page 347 and Book 6541, Page 984, Register's Office for DAVIDSON County, Tennessee.

This is improved property known as 7772 Sawyer Bend Road, Nashville, Tennessee 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 29th day of April, 2005.

Gary S. Hulen

Janice D. Hulen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Gary S. Hulen and wife, Janice D. Hulen, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2005.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

My Commission Expires:_____

File #: **05230-SH**
RECORD & RETURN TO: