Record 2nd Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/05 15:46 3 pgs
Fees:18.00 Taxes:312.65
20050509-0052290

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,500.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2005

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 21, 2007
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Jones (NAME)	Same (NAME)	MAP 43-2A
247 Cedarwood Lane (ADDRESS)	(ADDRESS)	PARCEL 247
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Robert G. Oots and wife, Yvonne D. Oots

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

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:

Property in Davidson County, Tennessee, being Unit No. 247 on the Resubdivision of Cedarwood Courtyard Homes, Phase Two, as of Record in Book 5200, Page 590, Register's Office for Davidson County, Tennessee, and as more particularly described in the Master Deed of Cedarwood Courtyard Homes of record in Book 5707, Page 121; Book 5720, Page 912; Book 5707, Page 167; Book 6062, Page 285; and Book 5776, Page 741, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert G. Oots and wife, Yvonne D. Oots by Warranty Deed from S. B. Karr and wife, Marline G. Karr of record in Book 11282, Page 589, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005, a lien, but not yet due; further subject to all provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of the Resubdivision of Cedarwood Courtyard Homes, Phase Two of record in Book 5707, Page 121; Book 5720, Page 912; Book 5707, Page 167; Book 6062, Page 285; and Book 5776, Page 741, Register's Office for Davidson County, Tennessee; further subject to the Plan of the Resubdivison of Cedarwood Courtyard Homes, Phase Two, as of record in Book 5200, Page 590, Register's Office for Davidson

CONTINUED

unimproved ( )
This is improved (X) property, known as 247 Cedarwood Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand S this 29th day of April, 2005

Robert G. Oots by Yvonne Oots Attorney in Fact
Robert G. Oots

Yvonne D. Oots
Yvonne D. Oots

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 ~~XXXXXXXXXXXXXXXXXXXX~~, Yvonne D. Oots

the bargainor ~~X~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she ~~XXXX~~executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 29th day of April 2005.

Commission expires 3/25/2006

Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2005, before me personally appeared Yvonne D. Oots, to me known to be the person who executed the foregoing instrument on behalf of Robert G. Oots and acknowledged that she executed the same as the free act and deed of the said Robert G. Oots.

Witness my hand and official seal at Madison, Tennessee, this the 29th day of April, 2005.

My commission expires: 3/25/2006

Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

LEGAL DESCRIPTION CONTINUATION

County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon; and further subject to restrictive covenants of record in Book 5302, Page 546; Book 5495, Page 661; Book 5669, Page 132; Book 6053, Page 422; Book 6119, Page 402; Book 6216, Page 434; Book 6707, Page 216; Book 9010, Page 503; and Book 9010, Page 505, Register's Office for Davidson County, Tennessee.