THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24337-05-2005** File Boa 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $167,000.00. Affiant Subscribed and sworn to before me this 8th day of June, 2005. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE **Record & Return To:** **Watauga Title Company** **155 Franklin Road, Suite 120** **Brentwood, TN 37027**

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Meredith Chapman Falzarano 3405 Harborwood Circle Nashville, TN 37214	New Owner	Map No.108.12 Parcel No. 162.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol L. Santoro, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Meredith Chapman Falzarano, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3405 Harborwood Circle, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of June, 2005.

Carol L. Santoro

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carol L. Santoro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2005.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/09/05 14:00 2 pg
Fees:13.00 Taxes:617.90

20050609-0066171

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 158 on the Plan of Revision To Lots #158 & 159 Harborview - Phase 1A Section 6 as of record in Plat Book 8250, page 344, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Carol L. Santoro, unmarried by deed dated 5/2/96 from Frank Batson Homes, Inc. of record in Book 10043, page 214, re-recorded in Book 10158, page 901, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Harborview At Cheswicke, of record in Book 7471, page 26, amended in Book 7646, page 142, Book 8263, page 534, Book 8271, page 863, Book 8297, page 380, made applicable in Book 9182, page 786, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Harborview At Cheswicke Homeowners' Association of record in Instrument No. 20020130-0013468, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Harborview At Cheswicke Association of record in Book 7522, page 339, amended in Book 8263, page 554, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5856, pages 80 & 84, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 8250, page 344, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, pages 577-581, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewer referred to in Deed of record in Book 5658, page 984, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 7390, page 270, Register's Office for Davidson County, Tennessee.