Davidson County DEEDWARR
Recvd: 07/27/05 10:43 3 pgs
Fees:18.00 Taxes:499.13
20050727-0087457

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **July, 2005** by and between **Donald W. Sullenger and Tonya R. Sullenger, husband and wife** , herein after referred to as GRANTOR, and **Robert Speakman** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 9 on the plan of River Glen, Phase III, Section I, as of record in Instrument No. 200112070135041, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Special Exceptions:

1) All matters appearing on the Plan of River Glen, Phase III, Section I, as of record in Instrument No. 200112070135041, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

2) Restrictions, Covenants, Conditions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Penn Meade Subdivision Section 1 & 1A as of record in Book 6762, page 208, Register's Office for Davidson County, Tennessee.

3) Master Deed for River Glen, a Horizontal Property Regime, as of record in Book 7566, page 571, and By-Laws of River Glen Homeowner's Association attached thereto.

4) Water and Sanitary Sewer Easements of record in Book 7061, page 196, Register's Office for Davidson County, Tennessee.

5) Charter of River Glen Homeowners Association of record in Book 8069, page 158, Register's Office for Davidson County, Tennessee.

6) All matters appearing on the plan of record in Plat Book 6900, page 650, 651 and page 671, Register's Office for Davidson County, Tennessee.

7) Stormwater Detention Agreement of record in Instrument No. 200108160088874, Register's Office for Davidson County, Tennessee.

8) Declaration of Covenants, Conditions, and Restrictions for River Glen Phase III of record in Instrument No. 200204250051349, Register's Office for Davidson County, Tennessee.

9) Charter of River Glen Property Owners' Association of record as Instrument No. 200204250051348, Register's Office for Davidson County, Tennessee.

10) Conveyance of Common Areas to River Glen Property Owners' Association of record in Instrument No. 200205030054718, Register's Office for Davidson County, Tennessee.

11) Rights of others in and to the common areas/elements of River Glen.

12) Subject to Lien for special assessments as contained in the restrictions.

13) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald W. Sullenger and Tonya R.

Sullenger, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, of record in Instrument No. 200205240063456, dated May 16, 2002, recorded May 24, 2002, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2806 Penn Meade Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Donald W. Sullenger
Signature of Seller

Tonya R. Sullenger
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Donald W. Sullenger and Tonya R. Sullenger, husband and wife** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **July, 2005.**

Leah A Turner
Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Robert Speakman
2806 Penn Meade Drive, Nashville, TN 37214

Send Tax Statements to:
New Owner
_____, _____

Map and Parcel--052.13-0B-199.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$134,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Carrie Tesler
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **July, 2005.**

Notary Public

My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
25-1-265