THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/28/05 10:40 2 pgs
Fees:13.00 Taxes:536.13
20050728-0088208

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Emilia Rodriguez	**NEW OWNER**	151-10-0A-207.00 CO
5605 Morrow Road		
Nashville, TN 38209		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $144,900.00.

Affiant

Subscribed and sworn to before me this 21st day of July, 2005.

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 5/26/09

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Rebecca L. Davis, unmarried** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Emilia Rodriguez and husband Genaro Rodriguez** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot 187 on the plan of Phase 2 Villages of Long Hunter P.U.D. as shown by plat appearing of record in Instrument Number 20020515-0059732 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebecca L. Davis, unmarried by Warranty Deed from Ole South Properties, Inc. dated July 18, 2003 and filed for record in Instrument No. 20030808--0113712 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Inst. No. 20020515-0059732, Register's Office for Davidson County. Easement to Metropolitan Government of record in Book 8197, page 288 and in Book 8358, page 91 & 94 Register's Office for Davidson County, Tennessee. Easement to Tennessee Telephone Co. of record in Book 9661, page 919 said Register's Office. Easement to Crossman Communities of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272 Register's Office for said County Easments of record in Book 2338, page 466; Book 4446, page 423; Book 4535, page 351; and Instrument No. 20001030-0107415 Register's Office for Davidson County, Tennessee. Ingress/Egress Reservation for Graveyard of record in Book 1115, page 302 and Book 1101, page 457 Register's Office for said County. Charter for HOA of record in Instrument No. 20010531-0056381 Davidson County Register's Office. By-Laws of record at Instrument No. 20041022-0127537 said Register's Office. Restrictive covenants recorded in Instrument No.20010531-0056382 and in Instrument No. 20031111-0164945, Register's Office for Davidson County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 7304 Ole Nottingham, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this 21st day of July, 2005

Rebecca L. Davis

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Rebecca L. Davis, unmarried and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 21st day of July, 2005.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

