PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 07/28/05 11:40 2 pgs
Fees:13.00 Taxes:865.63

20050728-0088306

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

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

Notary Public

My commission expires: 11-25-08

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wayne J. Flatt	NEW OWNER	**Map 141-7-O-B, Parcel 27-CO**
105 Ryan Ct.		
Nashville, TN 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,

Lori D. Horner, a married woman, F/K/A Lori D. Hart

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

Wayne J. Flatt, unmarried

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 No. 220, on the Resubdivision of Lots Nos. 219 and 220, Somerset Farms, Section Two, a Planned Unit Development as of record in Book 8250, Page 302, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lori D. Hart, unmarried, by Warranty Deed, from Fernando Savio Pereirs, dated September 30, 1998, and recorded October 5, 1998, in Book 11140, Page 599, Register's Office for Davidson County, Tennessee. Lori D. Hart having since married and is now known as Lori D. Horner.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 8250, Page 302, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8556, Page 11, Book 9383, Page 526, Book 9662, Page 869, Book 10190, Page 182, Book 10410, Page 89, and Book 11433, Page 936 Register's Office for DAVIDSON County, Tennessee.
Drainage Easement of record in Book 3314, Page 23, Register's Office for DAVIDSON County, Tennessee.
Lack of direct access to Int. 40 by decree in Minute Book 85, Page 256, certified in Book 3314, Page 23, Register's Office for DAVIDSON County, Tennessee.
Easement in deed in Book 7349, Page 564 for running water and sewer line, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 9731, Page 142, Register's Office for DAVIDSON County, Tennessee.
Articles of Inc. for HOA of record in Book 7820, Page 605, Book 8235, Page 521 and Book 8584, Page 20, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 8556, Page 25, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 105 Ryan Ct., Nashville, TN 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 21st day of July, 2005.

Lori D. Horner

*Randal L. Horner, husband of Lori D. Horner, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

Randal L. Horner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Lori D. Horner and husband, Randal L. Horner, a married woman, 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 21st day of July, 2005.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **05361-JM**
RECORD & RETURN TO:
PREPARED BY & RETURN TO PERRONE & YOUNG, ATTYS.
~~109 WESTPARK DRIVE, SUITE 330~~
BRENTWOOD, TN 37027