Ret to: HTS
8115 Isabella Dr, Ste 5
Brentwood, TN 37027

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/05 15:17 2 pgs
Fees:13.00 Taxes:499.50

20051012-0123158

JANE GRAZIANO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

David Welker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st Day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/30/06 (AFFIX SEAL)

My Commission Expires SEPT. 30, 2006

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robyn Hrobuchak | Same as newowner | Map 135-12-0-E-009 |
| (NAME) | (NAME) | |
| 2416 Nashboro Blvd. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*THIS INDENTURE,* made and entered into this 1st day of September, 2005, by and between IAN J. BICKFORD, UNMARRIED, party of the first part, and Robyn Hrobuchak, party of the second part,

*WITNESSETH:* That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

Being Unit 209, on the Plat of Phase One, Nashboro Village, Tract #21 of record in Book 4660, page 159, as amended by Instrument No. 20031118-0168332, and as now included in the Horizontal Property Regime, Private Elements, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to IAN J. BICKFORD, UNMARRIED by deed from NVR, Inc., a Virginia Corp.* dated 9/17/2004 and filed of record in Record Book **, page ____, Register's Office for DAVIDSON County, Tennessee. *T/A Fox Ridge Homes **2004-0922-0113827

Subject to Restrictions of record in Deed Book 11703, Page 520, Deed Book 4827, page 14, Deed Book 5469, page 840, and Deed Book 7751, page 907 *, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record. *200003160027171, 200103220027768 200006270063887

*TO HAVE AND TO HOLD* the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

**See Exhibit B for exceptions to title**

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

*IN WITNESS WHEREOF,* the party of the first part has caused this instrument to be executed the day and year first above written.

Ian J. Bickford
IAN J. BICKFORD

STATE OF TN

COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared IAN J. BICKFORD, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nashville TN this 8th day of August, 2005

Commission expires: 1/24/09

GARY L. HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gary L. Hudson

Notary Public

STATE OF

COUNTY OF

Before me, a Notary Public in and for said County and State, personally appeared , individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at _____, _____ this_____day of_____,_____.

Commission expires:

_____

Notary Public