Davidson County DEEDWARR
Recvd: 10/19/05 12:24 2 pgs
Fees:13.00 Taxes:421.80

20051019-0126068

(1)

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: March 14, 2009

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October, 2005.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-14-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Keith 3087 Penn Meade Way Nashville, TN 37214	New Owner	Map 52-13, Group B Parcel 176

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 acknowledged, we,

Karen Helen Stachowski and husband, Terry Scott

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lisa Keith

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. 212 ON THE PLAN OF RIVER GLEN, PHASE IV, SECTION 3, AS OF RECORD AS INSTRUMENT NO. 20010330-0030661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KAREN HELEN STACHOWSKI, UNMARRIED, BY DEED FROM NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES, DATED DECEMBER 27, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20030107-0002718, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TERRY SCOTT JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.
This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20010330-0030661, Book 6900, Pages 650 and 651, and in Book 6900, Page 671, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed establishing a Horizontal Property Regime of River Glen Condominiums, Phase IV, Section 3, of record in Book 7566, Page 571, Annex Phase 4, Section 3 in Instrument Number 20010829-0093569, and amended in Instrument Number 20040915-0111299, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Property is subject to a Charter of record in Book 8069, Page 158, said Register's Office.
5) Property is subject to an easement for water/sewer granted to Metro Government of record in Book 7061, Page 196, said Register's Office.
6) Property is subject to storm water detention agreement of record in Instrument Number 20010816-0088874, said Register's Office.
7) Property is subject to Restrictive Covenants contained in Book 7566, Page 571, Annex Phase 4, Section 3 in Instrument Number 20010829-0093569, and amended in Instrument Number 20040915-0111299, Register's Office for Davidson County, Tennessee.
8) Property is subject to easements of record in Book 11030, Page 731, and Book 3961, Page 681, said Register's Office.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3087 Penn Meade Way, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, their heirs and assigns, forever; and we do covenant with 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 is 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 our hand(s) this 14 day of October, 2005.

Karen Helen Stachowski
Karen Helen Stachowski

Terry S Scott
Terry Scott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Karen Helen Stachowski and husband, Terry Scott, with whom I am personally acquainted, (or who 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 14th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076