THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER
Marie Pelletier
1220 Hartfield Court
Antioch, TN 37013

MORTGAGEE
Bank Of America
1400 Best Plaza Drive, Suite 101
Richmond, VA 23227

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 151-10-0-A PARCEL 311.00CO

Davidson County DEEDWARR
Recvd: 11/18/05 16:11 2 pg
Fees:13.00 Taxes:527.25
20051118-0139920

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daniel Walz and wife, April Walz,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marie Pelletier, an unmarried person,** 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:

Being Lot No. 236 on the plan of Villages of Long Hunter, Phase 3, as of record in Plat Instrument #200307070093205, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Daniel Walz by deed from Ole South Properties, Inc. of record in Instrument #200402020012631, Register's Office, Davidson County, Tennessee.
April Walz herein joins to convey any and all rights and interest she may have.
This is the same description as in previous deed.
This conveyance is subject to Declaration of Covenants, Conditions & Restrictions of record in Instrument #200105310056382 as amended in Instrument #200311110164945; By-Laws of record in Instrument #200410220127537 and Charter for the Homeowners Association of record in Instrument #200105310056381, said Register's Office.
This conveyance is subject to Quitclaim Deed for the common area of record in Instrument #200105310056383, said Register's Office.
This conveyance is subject to Storm Water Detention Agreement of record in Instrument #200207180086411, said Register's Office.
This conveyance is subject to Easements of record in Book 8197, Page 288; Book 9661, Page 919; Book 2338, Page 466; Instrument #200009060088272; Instrument #200009060088271 and Instrument #200010300107415, said Register's Office.
This conveyance is subject to any and all matters as shown in Book 4446, Page 423 and Book 4535, Page 351, said Register's Office.
This conveyance is subject to notes on the plat of record in Instrument #200307070093205, said Register's Office.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as **1220 Hartfield Court Antioch, TN 37013.**

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 hands this 7th day of November, 2005.

Daniel Walz

April Walz

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daniel Walz and wife, April Walz, the bargainor(s) 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 and official seal this 7th day of November, 2005.

DEBORAH SON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $142,500.00.

AFFIANT

Subscribed and sworn to before me this 7th day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.