Record 1ST

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/05 16:14 2 pgs
Fees:13.00 Taxes:665.63
20051118-0139928

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$179,900.00**

Affiant

Subscribed and Sworn to before me this 16 day of November, 2005

Notary Public
My Commission expires: 11/25/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Scott Kozicki	New owner	126-15-0-A-143.00CO
704 Settlers Court		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Newton Cannon, Jr. and Patricia L. Cannon, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Scott Kozicki**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 238 on the plan of Boone Trace at Biltmore, Section Three, of record in Book 9700, pages 758 and 759, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Newton Cannon, Jr. and Patricia L. Cannon, husband and wife, by deed from Fox Ridge Homes, Inc., aka NVR Fox Ridge, Inc., on July 30, 1999, of record in Book 11613, page 892, and re-recorded in Instrument Number 20020708-00811683, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 in the estimated amount of $1,600.85 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 126-15-0-A-143.00CO.
- Subject to all matters as shown on the Plan of record in Book 9700, page 758, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7265, page 657; and Book 9342, page 312; and Book 9735, page 931; and Book 10032, page 813; and Book 10306, page 817; and Book 11455, page 443; and Instrument Number 20001211-0121618; and Instrument Number 20010717-0075902; and Instrument Number 20011119-0126832, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20011119-0126831, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 8992, page 63; and Book 9665, page 420, Book 8992, Register's Office for Davidson County, Tennessee.

This is improved property known as: **704 Settlers Court, Nashville, TN**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 16, 2005.

Newton Cannon Jr.

Newton Cannon Jr.

Patricia L. Cannon

Patricia L. Cannon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Newton Cannon, Jr. and Patricia L. Cannon, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 16, 2005

My commission expires 11/25/06

Notary Public

ALAN B. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY