Davidson County DEEDWARR
Recvd: 11/30/05 12:08 3 pgs
Fees:18.00 Taxes:795.13

20051130-0143988

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of November, 2005.

Notary Public

My Commission Expires: 02/20/06

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ross Brown and Jessica T. Brown

1620 Roundhill Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

172.12-0B-139.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brett Elias Saliba and Ashley Whittemore Saliba hereinafter referred to as Grantors, hereby transfers and conveys to Ross Brown and wife, Jessica T. Brown, hereinafter referred to as 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. 397 on the Plan of Bradford Hills, Section Seven, as shown by plat of record in Plat Book 7900, Page 6; amended in Book 7900, Pages 337 and 338, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brett Elias Saliba and Ashley Whittemore Saliba by deed from Joe T. Warpool and Tina M. Warpool of record in Instrument No. 20030221-0023248, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900, Page 6, amended in Plat Book 7900, Pages 337 and 338, Register's Office of said County.

HOA Charter of record in Book 8071, page 6, amended in book 7900, pages 337 and 338, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in an instrument of record in book 8267, page 616, Book 8267, page 618, Book 8372, Page 901, Book 8374, page 591, book 8522, page 853, Register's Office for Davidson County, Tennessee.

By-laws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 10/1/05 have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1620 Roundhill Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 29th day of November, 2005.

Brett Elias Saliba

Ashley Whittemore Saliba
By: Brett Elias Saliba, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Brett Elias Saliba, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 11/29/2005.

Witness my hand and official seal this 29th day of November, 2005

Notary Public

My Commission Expires: 11/8/07

251001538

11/8/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brett Elias Saliba, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Ashley Whittemore Saliba for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Ashley Whittemore Saliba, and is authorized by Ashley Whittemore Saliba to execute this instrument on her behalf.

This the 29th day of November, 2005.

Notary Public

My commission expires: 11/8/08

11/8/08

251001538