File No. 251100676

# WARRANTY DEED




My Commission Expires JULY 9, 2006

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2005

Notary Public

MY COMMISSION EXPIRES: July 9, 2006.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney
Southern Title Services
1418 Kensington Sq. Ct., Bldg. F
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 12/01/05 09:54 2 pgs
Fees:13.00 Taxes:576.83

20051201-0144292

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Danny R. Cox | Suntrust Mortgage, Inc. | 135-11-OC-075.00 |
| (NAME) 476 Longhunter Ct. #232 | (NAME) 201 4th Avenue North | |
| (ADDRESS) Nashville, TN 37217 | (ADDRESS) Nashville, Tennessee 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Thomas A. Buzzard, a married man, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny R. Cox, an unmarried man, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 all of Unit No. 232, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 18, Phase Two, as shown by plat appearing of record in Instrument No. 20010423-0039877 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being part of the same property conveyed to Greenvale Construction by Special Warranty Deed dated March 31, 2003 of record in Instrument No. 20030421-0051756 and being the same property further conveyed to Thomas A. Buzzard, a married man by Warranty Deed dated July 8, 2005 of record in Instrument No. 20050719-0083837, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Book 11703, Page 581, Instrument No. 20000627-0063887, Instrument No. 20021211-0152723 additional restrictions of record in Book 4827, Page 14; Quitclaim to Homeowners' Association for common elements of record in Instrument No. 20021211-0152725; Storm Water Detention Agreement of record in Instrument No. 20010314-0024179; License to Use Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329; Consent to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20010322-0027768 and Instrument No. 20010322-0027767; Anchor Easement of record in Book 5563, Page 5; Plat for Open Space and recreational areas Book 4860, Page 73; all matters shown on the plan of record in Instrument No. 20010423-0039877; all in the Register's Office for Davidson County, Tennessee.

Catherine Buzzard, spouse of Thomas A. Buzzard, a married man, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that she may have in said property, including but not limited to the marital interest.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 476 Longhunter Court 232, Nashville, TN 37217
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hand(s) this 29th day of November, 2005.

Thomas A. Buzzard

Catherine Buzzard, by Thomas A. Buzzard, attorney-in-fact

Thomas A Buzzard Attorney-in-fact.

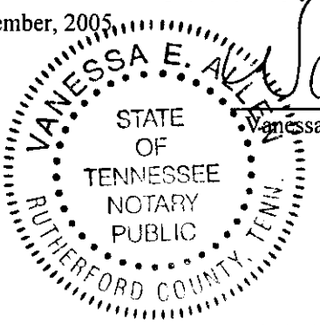
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 29th day of November, 2005, before me personally appeared Thomas A. Buzzard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Catherine Buzzard, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number 20051201-0144291, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 29th day of November, 2005.

Commission expires: July 9, 2006




Vanessa E. Allen Notary Public

My Commission Expires JULY 9, 2006

**File Number: 251100676**

**RETURN TO:**
Southern Title Services
1418 Kensington Sq. Ct., Bldg. F
Murfreesboro, TN 37130