Davidson County DEEDWARR
Recvd: 12/12/05 13:52 3 pgs
Fees:18.00 Taxes:789.95

20051212-0149063

WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $213,500.00.

Affiant

Subscribed and sworn to me on December 9, 2005.

NOTARY PUBLIC

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1-2006

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21316SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kim-Loan Vo 6937 Scarlet Ridge Brentwood, TN 37027	COUNTRYWIDE 4500 PARK GRANADA CALABASAS, CA 91302	181-10-0-A-155.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Matt Johnson, an unmarried man hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kim-Loan Vo, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 409, on the Plan of Phase Four, Autumn Oaks Subdivision, as of record in Instrument No. 20020523-0062993, and surveyor's certificate of correction of record as Instrument No. 20030110-0004644, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Matt Johnson, unmarried, by Warranty Deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, of record as Instrument No. 20031001-0144935, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Covenants, Conditions and Restrictions contained of record in Book 6704, page 397, Book 6704, page 405 and amended in Book 6968, page 30 and

Instrument No. 20010912-0099443 and Instrument No. 20030513-0064238, Register's Office for Davidson County, Tennessee; and

4. All matters including but not limited to notes, easements, building set backs, restrictions and certifications as contained in the Plat of said Subdivision of record as Instrument No. 20020523-0062993 and surveyors certificate of correction of record as Instrument No. 2003110-0004644, Register's Office for Davidson County, Tennessee, and;
5. Agreement for Dedication of Easement of record in Book 9343, pages 196 and 199; Book 7515, page 298, Register's Office for Davidson County, Tennessee, and;
6. Subject to a one-fourth acre reserved for graveyard with right of ingress and egress as setout of record in Book 261, page 284 and Book 6704, page 397, Register's Office for Davidson County, Tennessee, and;
7. Storm Water Detention Agreement of record in Book 7760, page 970 and Instrument No. 20030110-0004645, Register's Office for Davidson County, Tennessee, and;
8. Right-of-Way agreement of record in Book 4240, page 667, Register's Office for Davidson County, Tennessee, and;
9. Subject to boundary plat of Autumn Oaks of record in Book 6900, page 786, Register's Office for Davidson County, Tennessee, and;
10. Contract of Easement of record in Book 3376, page 239, Register's Office for Davidson County, Tennessee, and;
11. Right-of-Way Agreements of record in Book 2245, page 271 and Book 4240, page 667 and Partial Release of right of way of record in Book 6968, page 25, Register's Office for Davidson County, Tennessee, and;
12. Easement for the purpose of obtaining water from the spring as set out in Deed of record in Book 475, page 547, Register's Office for Davidson County, Tennessee, and;
13. Rights of others in and to the common areas, and;
14. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 6937 Scarlet Ridge, Brentwood, TN 37027.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on December 9, 2005.

Matt Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 9, 2005, before me personally the undersigned appeared Matt Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 9, 2005.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE