McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(1)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2005.

Notary Public

My commission expires:

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/29/05 13:45 2 pgs
Fees:13.00 Taxes:643.80
20051229-0156219

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rodney D. Bowen	**SunTrust Mortgage, Inc.**	**Map 126 -15-O-B/Parcel 178-CO**
208 Somerhill Court	**201 Fourth Ave. North, 7th Floor**	
Nashville, TN 37221	**Nashville, TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Emily Mollette Wade, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rodney D. Bowen, a single 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:

Land in Davidson County, Tennessee, being Lot. No. 10 on the Plan of Section Two, Lexington Point Subdivision of record in Instrument # 20010515-0049954, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emily Mollette, by Warranty Deed, from Beazer Mortgage, of Record in Instrument # 20011128-0129947, Dated November 16, 2001, Register's Office for Davidson County, Tennessee, Emily Mollette, now being married and is now known as Emily Mollette Wade.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument # 20010515-0049954, of record, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an Instrument # 200001018-0103445, Instrument # 20010522-0052909, Instrument # 20020219-0021061 and Instrument # 20020214-0019754, of record, Register's Office for Davidson County, Tennessee.
Easement to All Matters of Record in Chancery, of record in Book 1, Page 121, of record, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement in Instrument # 20020729-0090372, of record, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association in Instrument # 20001020-0104424, of record, Register's Office for Davidson County, Tennessee.
Ingress and Egress Easement, of record, in Book 11669, page 837, of record, Register's Office for Davidson County, Tennessee.
Tennessee Valley Authority Line Easement, of record, in Book 4230, page 987, Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley Utilities District, of record, in Book 7601, page 404, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 208 Somerhill Court, Nashville, TN 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 20th day of December, 2005.

Emily Mollette Wade

*Steve Allen Wade, husband of Emily Mollette Wade, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

Steve Allen Wade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Emily Mollette Wade and husband, Steve Allen Wade, the within named sellers, with whom I am personally acquainted (or who proved to me their identity 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, at office, this 20th day of December, 2005.

Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **05699-JM**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027