0511 A6173TEN

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/06 11:03 2 pgs
Fees:13.00 Taxes:442.89

20060117-0006001

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2005

Notary Public

My Commission Expires: 8-16-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:
Jacqueline Kay FETTIG
3401 Anderson Road #118
Antioch, TN 37013

Send Tax Bills To:
SAME AS NEW OWNER

Map Parcel No.
136-15-0B-152.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **Christopher J. SABIA, Jr.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Jacqueline Kay FETTIG, unmarried**, hereinafter called 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 118, on the Plan of a Horizontal Property Regime (Private Element), Phase 3, SMITH SPRINGS, of record in Instrument No. 20020926-0117439, 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 Christopher J. Sabia, Jr. by Warranty Deed from NVR, Inc., t/a Ryan Homes, dated Nov 28, 2003, recorded in Instrument No. 20031204-0174588, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

Taxes and assessments for the year 2006, and subsequent years, which are a lien and not yet due and payable.

The Plan of record in Instrument #20020926-0117439, Register's Office for Davidson County, Tennessee.

Homeowners' Association Articles of record in Book 11666, page 149, and Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Smith Springs Townhomes contained in an instrument of record in Book 11666, page 151, and supplemented by Supplemental Declaration for Smith Springs Townhomes of record in Instrument No. 20010730-0080392 and as supplemented by Supplemental Declaration, Smith Springs Townhomes of record in Instrument No. 20030115-0006563, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 11540, page 482, Register's Office for Davidson County, Tennessee.

Articles of Amendment to the Articles of Organization of McEwen Development, LLC n/k/a Regent Development, LLC, of record in Instrument #200003160026959, Register's Office for Davidson County, Tennessee.

Quitclaim to Homeowners' Association of record in Instrument #20000111-0003643, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11666, page 191, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.

1. Subject to rights of others in and to the common areas/elements.
All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as: **3401 Anderson Road #118, Antioch, TN 37013**

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 we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all person 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 14th day of December, 2005.

GRANTOR:

Christopher J. Sabia Jr.
CHRISTOPHER J. SABIA, JR.

Leslie N. Sabia
LESLIE SABIA

Leslie Sabia joins in the signing of this instrument to convey any and all rights she may have by reason of her marital status.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Christopher J. Sabia, Jr. and Leslie Sabia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 14th day of December, 2005.

Carolyn Weaves
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/16/08

Return to:
Dewrell Sacks, LLP
5 Concourse Parkway
Suite 3100
Atlanta, Georgia 30328

STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY, TENN.
My Commission Expires 08-16-08