Davidson County DEEDWARR
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Fees:13.00 Taxes:480.63

20060119-0007322

WARRANTY DEED

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 17th day of January, 2006

Cheryl M. Traverse
Notary Public

MY COMMISSION EXPIRES: 1-20-08

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faith Abrahams **2116 Nashboro Boulevard** **Nashville, TN 37217**	Americas Wholesale Lender 750 Old Hickory Blvd #180 Brentwood TN 37027	**135-12-0-B-024.00-CO**

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

Richard A. Bailey and Cinda K. Bailey , Husband and Wife

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

Faith Abrahams

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:

Being Unit No. 24 on the Plan of Nashboro Village, Tract 7 a Horizontal property Regime, Private Element Plat of record in Book 11700, pages 49 and 50, 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 Richard A. Bailey and Cinda K. Bailey, husband and wife, by Warranty Deed from Fox Ridge Homes, Inc., dated 11-21-00 and recorded 1-2-01 in Instrument Number 20010102-0000236, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants & DCCR of record in Book 4827, page 14; DCCR & By Laws of record in Book 11703, page 520, amended in Instrument Number 200003160027171, 20050222-0018813 and 20050222-0018814; all matters shown on plat of record in Plat Book 4660, page 156 and Plat Book 11700, pages 49 and 50; Charter of the Homeowner's Association of record in Book 4828, page 834, and Book 11703, page 518; Conveyance of Common Areas to Homeowner's Association of record in Instrument Number 200010100100360; Open Space and Recreation Area Plat of record in Book 4860, page 72 thru 76; Right of Way Dedication Plat of record in Book 4460, page 149 thru 151; Memorandum of Lease of record in Book 10690, page 327; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8870, page 887; Overhead Line Easement of record in Book 4815, page 425; Cart Path Easement of record in Book 10110, page 860; Declaration of Taking of record in Book 4254, page 410; Cable Easement of record in Instrument Number 20001012-0101575; Storm Water Detention Agreement of record in Instrument Number 20020815-0098780, all of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **2116 Nashboro Boulevard, Nashville, TN 37217**

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 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 this 17th day of January, 2006.

Richard A Bailey by Lacy Chandler, Attorney in Fact
Richard A. Bailey by Lacy Chandler, Attorney in Fact

Cinda K. Bailey by Lacy Chandler, Attorney in Fact
Cinda K. Bailey by Lacy Chandler, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Bailey by Lacy Chandler, Attorney in Fact and Cinda K. Bailey by Lacy Chandler, Attorney in Fact the bargainor(s) with whom I am personally acquainted or proved to me 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 and official seal at Mt. Juliet, Tennessee, this 18th day of January, ~~2005,~~ 2006

Commission Expires: 1-20-08

Cheryl M. Traverse
Notary Public

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 17th day of January, 2006, before me personally appeared Lacy Chandler to me known to be the person who executed the foregoing instrument in behalf of Richard A. Bailey and Cinda K. Bailey, husband and wife as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Richard A. Bailey and Cinda K. Bailey.

Witness my hand and official seal at Mount Juliet, Tennessee this 17th day of January, 2006.

Commission Expires: 1-20-08

Cheryl M. Traverse
Notary Public

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE