	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $256,000.00 Rachel Neal Affiant Subscribed and sworn to before me, this 18th day of January, 2006. Shelby V. Street Notary Public My commission expires: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

(Notary Stamp)

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

Davidson County DEEDWARR
Recvd: 01/25/06 13:59 2 pgs
Fees:13.00 Taxes:947.20

20060125-0009583

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Victoria A. Smith	NEW OWNER	**Map 181-1-O-A, Parcel 44-CO**
6817 Sunnywood Drive		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Charles A. Seitz, a married man,

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

Victoria A. Smith, married

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.147 on the Plan of Sugar Valley, Section One, a Planned Unit Development, of record in Plat Book 9700, page s 709-711, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles A. Seitz, an unmarried person, by Warranty Deed, from Yazdian Construction, Inc., of record in Instrument No. 20020306-0028213, Dated February 15, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, pages 709-711, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11069, page 14 and Instrument No. 20030708-0093637, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 9700, page 374, Register's Office for DAVIDSON County, Tennessee.
Right of Way described in Plat Book 421, page 146, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 9487, page 901 and Book 9343, page 202, Register's Office for Davidson County, Tennessee.
Quitclaim Deed for Common Areas to Home Owners Association of record in Instrument No. 20000425-0041128, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Book 11069, page 6, Register's Office for Davidson County, Tennessee.
Ingress and Egress Easement of record in Book 5674, page 863, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 11069, page 24, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
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 6817 Sunnywood Drive, Nashville, TN 37211.

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 18th day of January, 2006.

Charles A. Seitz

*Rebeca D. Seitz, wife of Charles A. Seitz, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

Rebeca D. Seitz

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Charles A. Seitz and wife, Rebeca D. Seitz, the within named sellers, 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, at office, this 18th day of January, 2006.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:_____

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **05725-JM**
RECORD & RETURN TO:

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