Bankers Title Box 50-B

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25083-01-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $282,000.00. Affiant Subscribed and sworn to before me this 3rd day of February, 2006. Notary Public My Commission Expires: 1/24/09

WARRANTY DEED

Address New Owner: River Kubik 501 Elmont Trace Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.180.04-0A Parcel No. 012.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph S. Wash, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **River Kubik, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 501 Elmont Trace, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

Johnna Wash joins in this conveyance to convey any and all marital interest she may have in the above described property.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of February, 2006.

Joseph S. Wash

Johnna Wash

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph S. Wash**, and Johnna Wash with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2006.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 02/08/06 11:37 2 pgs
Fees:13.00 Taxes:1043.40
20060208-0015641

MICHAEL MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section One Highland Creek, as of record in Plat Book 9700, pages 959, and 960, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph S. Wash, an unmarried person by Deed dated, April 25, 2000 from Westminster Homes of Tennessee, Inc. of record in Instrument No. 20000505-0045816, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Highland Creek of record in Book 11568, page 311, supplemented in Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Highland Creek Homeowner's Association, Inc., of record in Book 11568, page 301, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Highland Creek Homeowner's Association, Inc. of record in Instrument No. 20031014-0151693, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10316, page 569, Book 10419, page 470, page 504, page 516, and Book 10569, page 732, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, pages 959 and 960, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 11338, page 738, Register's Office for Davidson County, Tennessee.