Davidson County DEEDWARR
Recvd: 02/14/06 10:09 3 pgs
Fees:18.00 Taxes:538.04

20060214-0017680

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,415.00.

Rick Blackburn
Affiant

Subscribed and sworn to me on January 27, 2006.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20979

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Anita L. Warner 3401 Anderson Road #1 Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	136-15-0-B –001.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David C. McGowan, Jr. and wife, Roxane M. McGowan, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Anita L. Warner, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1 as shown on the Plan of Smith Springs Townhomes, Phase 1, Revision 2, a Horizontal Property Regime (Private Element) of record as Instrument No. 20010629-0068936 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to David C. McGowan, Jr., married, by Deed from NVR, Inc., T/A Ryan Homes, a Virginia corporation, of record as Instrument No. 20000216-0015593, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County taxes which have been prorated by the parties and assumed by Grantee; and
2. Matters shown on plan of record as Instrument No. 20010629-0068936 in the Register's Office for Davidson County, Tennessee; and
3. Declaration of Covenants, Conditions and Restrictions of record in Book 11666, page 151, in said Register's Office; and
4. Articles of Incorporation for Homeowners' Association of record in Book 11666, page 149, and By-Laws of record in Book 11666, page 191, in said Register's Office; and
5. Stormwater Detention Agreement of record in Book 11540, page 482, in said Register's Office; and
6. Quitclaim Deed for Common Areas of record as Instrument No. 20000111-0003643 in said Register's Office; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3401 Anderson Road #1, 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 GRANTEE her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

The said Roxane M. McGowan, wife of David C. McGowan, Jr., is executing this instrument for the purposes of conveying any and all marital interest she may have in the subject property.

WITNESS our hands on January 27, 2006.

David C. McGowan, Jr.

Roxane M. McGowan

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **DAVID C. MCGOWAN, JR. and wife, ROXANE M. MCGOWAN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 27th day of January, 2006.

Notary Public

My commission expires: 3/22/08

RICHARD W. SEBASTIAN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE