Davidson County DEEDWARR
Recvd: 04/04/06 10:23 3 pgs
Fees:18.00 Taxes:636.03
20060404-0038153

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of March, 2006.

Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tonya Cage, a married woman,

3408 Lanawood Court
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

136-11-0-056.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lennard Subayar, and Wife, Haffiza Subayar hereinafter referred to as Grantors, hereby transfers and conveys to Tonya Cage, a married woman, , hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 512 on the Plan of Priest Lake Park, Section 8, of record in Plat Book 5200, Page 418, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 512 fronts 33.89 feet on the southerly side of Lanawood Court and runs back 206.71 feet on the westerly lot line and runs back on a broken line a total of 337.18 feet to a line in the rear which measures 211.34 feet thereon.

Being the same property conveyed to Lennard Subayar, and Wife, Haffiza Subayar by Warranty deed from John M. Adams and wife, Janet Adams of record in Instrument No. 20041111-0135897, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 5200, Page 418, Register's Office of said County.

Easement of record in Deed Book 7639, Page 461, Register's Office for said County.

Restrictive Covenants of record in Deed Book 5960, Page 868, Register's Office of said County.

Deed of Conveyance for water and sewage of record in Deed Book 5953, Page 834 and Book 5953, page 863, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3408 Lanawood Court, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 31st day of March, 2006.

Lennard Subayar by Haffiza Subayar attn in fact
Lennard Subayar

Haffiza Subayar
Haffiza Subayar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Haffiza Subayar, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Lennard Subayar and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2006.

My Commission Expires:. 11/8/08

_____, Notary Public.

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Haffiza Subayar, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 31st day of March, 2006.

_____
Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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