WARRANTY DEED

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 04/13/06 14:44 2 pgs
Fees:13.00 Taxes:843.60
20060413-0042747

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$228,000.00.

Affiant

Subscribed and sworn to before me this 13th day of April, 2006.

Notary Public
My Commission expires: 01-05-2010
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Marie E. Gambaccini	Taylor Beant Whitaker	172-12-0B-157.00CO
1309 Crestfield Drive	1417 N. Magnolia Ave.	
Nashville, TN 37221	Ocala, FL 34475	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **B&B Investment Properties of Brentwood**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Marie E. Gambaccini, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 414 on the plan of Section Eight, Bradford Hills, of record in Book 7900, page 6, and Book 7900, pages 387 and 380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to B&B Investment Properties of Brentwood, by deed from Aaron L. Squyres, Successor Trustee, on November 3, 2005, of record in instrument Number 20051205-0145660, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 172-12-0B-157.00CO.
- Subject to all matters as shown on the Plan of record in Book 7900, page 387 and 388, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8267, page 616; and Book 8267, page 618; and Book 8372, page 901; and Book 8374, page 591; and Book 8522,page 853; and Book 8634, page 799, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8071, page 520, egister's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 8154, page 304; and Book 8377, page 769; and Book 8377, page 808, egister's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8071, page 531, egister's Office for Davidson County, Tennessee.

This is improved property known as: **1309 Crestfield Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 13, 2006.

B&B Investment Properties of Brentwood

By

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 13, 2006

My commission expires 01-05-2010

Natalie Marsh

Notary Public

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY