Bk 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ~~OR VALUE, WHICHEVER~~ IS GREATER FOR THIS TRANSFER IS $198,900.00

Affiant

Subscribed and sworn to me on April 20, 2006.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 04/20/06 15:02 2 pgs
Fees:13.00 Taxes:717.43

20060420-0045648

RICHARD W. SEBASTIAN NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

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

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21575SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Byron L. Personett Jacalyn K. Personett 225 Harbor Village Drive Nashville, TN 37115	SAME AS NEW OWNERS	34-7-A-052.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Melvin B. Thompson and wife, Cheryl H. Thompson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Byron L. Personett and wife, Jacalyn K. Personett, hereinafter called **"GRANTEES,"** their 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 Lot 34 as shown on the Townhomes Property Line Exhibit of Harbor Village, Phase IV, Revision 1 a Horizontal Property Regime with Private Elements Harbor Village Drive of record in Plat Instrument No. 200307230102986, which revises and amends Instrument No. 200306110080857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melvin B. Thompson and wife, Cheryl H. Thompson, by deed from Newmark Homes, L.P. of record as Instrument No. 20031001-0144980, 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 the Grantees; and
2. Matters shown on plan of record in Book 6250, page 626, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 5589, page 831, Register's Office for Davidson County, Tennessee.
4. All matters shown on the plan of record as Exhibit "C" of Instrument No. 20030611-0080857 as amended by Exhibit "B" of Instrument No. 20030723-0102986, Register's Office for Davidson County, Tennessee.

5. Declarations of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, of record as Instrument No. 20030611-0080857, as amended by Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record as Instrument No. 20021105-0135703 and Instrument No. 20021121-0144783, Register's Office for Davidson County, Tennessee.
7. Charter of the Harbor Village Phase IV Townhouse Corporation of record as Instrument No. 20030611-0080884, Register's Office for Davidson County, Tennessee.
8. Subject to the rights of others in and to the common areas.
9. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 225 Harbor Village Drive, Nashville, TN 37115.

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 GRANTORS do covenant with the said GRANTEES 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 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 our hands on April 20, 2006.

Melvin B. Thompson

Cheryl H. Thompson

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On April 20, 2006, before me, the undersigned, personally appeared Melvin B. Thompson and wife, Cheryl H. Thompson to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 20, 2006.

NOTARY PUBLIC

My Commission Expires: 3/22/09

RICHARD W. SEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC AT LARGE
My Commission Expires
STATE OF TENNESSEE