File #20060092

Davidson County DEEDWARR
Recvd: 04/26/06 12:49 2 pgs
Fees:13.00 Taxes:1353.83
20060426-0047752

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 24, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Black, III	New Owner	MAP 172-5-A
(NAME) 328 Red Feather Lane	(NAME)	PARCEL 35
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Nancy M. Testerman, Unmarried , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto William T. Black, III and wife, Judith J. Black, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on Final Plat, Phase Three, Oakmont Subdivision of record in Plat Book 9700, Page 881, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nancy M. Testerman by deed dated June 21, 2001 from Continental Development and Construction, Inc., of record in Instrument No. 200106220066406, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Instrument No. 200106220066407, said Register's Office.

This conveyance is subject to By-Laws of record in Book 8850, page 656; Charter and Articles of Incorporation in Book 8868, page 942; Conveyance of open space in Book 9440; Deeds of conveyance for water main in Book 9190, page 555 and Book 10360, page 382; Deed of Conveyance for sanitary sewer in Book 9190, page 560; Easement for ingress/egress in Book 8940, page 223; Declaration of Covenants, Conditions and Restrictions in Book 8850, page 631, as amended in Book 9453, page 119, as supplemented in Book 11484, page 619 and further amended in Instrument No. 200506160069202 and any and all matters shown on Final Plat, Phase Three, Oakmont Subdivision of record in Plat Book 9700, page 881, all in Register's Office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 328 Red Feather Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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 this 20th day of April, 2006.

Nancy M. Testerman

Nancy M. Testerman

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Nancy M. Testerman who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of April, 2006.

Notary Public

My Commission Expires May 24, 2009

My Commission Expires: _____

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027