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Davidson County DEEDWARR
Recvd: 05/01/06 14:02 2 pgs
Fees:13.00 Taxes:623.45
20060501-0049775

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00.

Theresa Agius
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of April, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE

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:
Theresa Agius, unmarried

7712 Poplar Ridge Dr.
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

141-06-0-A-030.00

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, **Robert Thomas Doster, III, and wife, Lisa Matthews Doster** hereinafter referred to as Grantors, hereby transfers and conveys to **Theresa Agius, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Poplar Ridge, of record in Book 7900, Page 150, and revised in Book 7900, Page 206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert Thomas Doster, III, and wife, Lisa Matthews Doster by Warranty Deed from Gary J. Rawson and wife, Donna Butler-Rawson of record in Book 11007, Page 813, Register's Office for Davidson County, Tennessee, dated June 30, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 150, an revised in Book 7900, Page 206, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8113, Page 105, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 8113, Page 116, Register's Office for Davidson County, Tennessee.

Charter of record in Book 8232, Page 501, Register's Office for Davidson County, Tennessee.

Easement for Harpeth Valley Utility District of record in Book 8292, Page 973, Register's Office for Davidson County, Tennessee.

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 7712 Poplar Ridge Dr., Nashville, TN 37221.

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 27th day of April, 2006.

Robert Thomas Doster, III

Robert Thomas Doster III

Lisa Matthews Doster by Robert T. Doster Attorney in Fact

Lisa Matthews Doster
By: Robert T. Doster, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Robert Thomas Doster, III,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert T. Doster**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the attorney in fact of **Lisa M. Doster** and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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