Davidson County DEEDWARR
Recvd: 05/10/06 15:27 3 pgs
Fees:18.00 Taxes:847.30

20060510-0055108

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of May, 2006.

Notary Public

My Commission Expires: 1-30-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:
Robert Anderson

2316 Sunnett Place
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

172150A24300CO

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, Antonio Roque, and Wife, Melissa Roque hereinafter referred to as Grantors, hereby transfers and conveys to Robert Anderson, a married man, 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. 250 on the Plan of Holt Woods, Section Thirteen, of record in Plat Book 9700, Page 598 and 599, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Antonio Roque, and Wife, Melissa Roque by Warranty Deed from Tony E. Amason, Jr. of record in Instrument No. 20030317-0035165, Register's Office for Davidson County, Tennessee dated March 13, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 9700, Page 598 and 599, Register's Office of said County.

Boundary Plat for Bradford Hills Addition of record in Plat Book 7900, Page 668, said Register's Office.

Charter of Holt Woods Homeowners Association of record in Book 9570, Page 5, said Register's Office.

By Laws of Holt Woods Homeowners Association of record in Book 9570, Page 13, said Register's Office.

Restrictive Covenants of record in Deed Book 9570, Page 22, Book 10800, Page 575, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Quitclaim Deed to Common Area of Holt Woods Homeowners Association of record in Instrument No. 200208070095356, said Register's Office.

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 2316 Sunnett Place, Nashville, TN 37211.

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 5th day of May, 2006.

Antonio Roque by Melissa Roque Attny in fact
Antonio Roque

Melissa Roque
Melissa Roque

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Melissa Roque, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/5/2006.

Witness my hand and official seal this 5th day of May, 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

260401139

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Melissa Roque, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book *____, Page _____, ROWCT, the **Attorney-in-Fact** of Antonio Roque (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 5/5/2006. * 20060510-0055107

My Commission Expires:.

11/8/80

, Notary Public.

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