Davidson County DEEDWARR
Recvd: 05/26/06 08:57 2 pgs
Fees:13.00 Taxes:796.43

20060526-0061953

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
2528 Mt. Juliet Road
MT. JULIET, TN 37122
06TN

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 215,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 18th day of May, 2006

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 Mt. Juliet. STE. 208, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Tyson **6228 Willow Oak Drive** **Chapel Hill, TN 37034**	SAME	**155-08-0-B-47.00 CO**

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, WE,

Allen D. Gezelman unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah Tyson , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Marshall COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 47, on the Plan of Phase I of South Colony at Riverbend, as shown on plat of record in Plat Book 6900, page 271, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Allen D. Gezelman, unmarried, by Warranty Deed from Stephen L Webne, unmarried, dated 5-13-05 and recorded 5-20-05 in Instrument No. 20050520-0057363, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 6474, page 354, as amended in Book 6486, page 588; Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Book 7199, page 119, as amended in Book 7781, page 645; Charter of record in Book 8748, page 816; Conveyance of Common Areas to Homeowner's Association of record in Book 7781, page 637; all matters shown on plat of record in Plat Book 6900, page 271; and Sewer Easement of record in Book 6613, page 536, all of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **6228 Willow Oak Drive 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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our hands this 18th day of May, 2006.

Allen D. Gezelman By: Jamie Milele Attorney in fact

Allen D. Gezelman By: Jamie Milele Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 18th day of May, 2006, before me personally appeared Jamie Milele to me known to be the person who executed the foregoing instrument in behalf of Allen D. Gezelman as his/her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Allen D. Gezelman

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 18th day of May, 2006.

Commission Expires: 11-25-07

Darlene Edwards
Notary Public

