File #20060211

Davidson County DEEDWARR
Recvd: 07/10/06 12:42 2 pgs
Fees:13.00 Taxes:477.30

20060710-0082422

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$129,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires October 10, 2009

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
Joanne Taylor	Vision Mortgage Professionals, Inc.	MAP 135-16 B
(NAME) 446 Flintlock Court	(NAME) 115 Castle Heights Ave., North, Ste. 206	PARCEL 23CO
(ADDRESS) Nashville, TN 37217	(ADDRESS) Lebanon, TN 37087	
(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, **Caren Lynn Riley Byrd , unmarried** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joanne Taylor, unmarried ,** 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 Unit No. 23 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Instrument 200211200143949, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Caren Lynn Riley Byrd, an unmarried woman by deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument 200508100094510, said Register's Office.

This conveyance is subject to the following: Taxes for 2006, a lien, but not yet due and payable, which have been prorated and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 4827, page 14, amended in Book 5469, page ;840, Book 7751, page 907, Instrument 20021104013424 and Instrument 20030610080281; by-Laws of record in Instrument 200211060136459; Charter of record in Instrument 20021106136458; Golf Cart Easement of record in Book 10110, page 854; Easement to Nashville Electric Service of record in Book 4821, page 105; Storm Water Detention Agreement of record in Instrument 200208200100403; Design Standards of record ;in Instrument 200205070056331; and all matters of record in Plat Book 4860, pages 72-75 and Plat Book 4660, page 157; all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **446 Flintlock Court, Nashville, TN 37217**
(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 5th day of July, 2006.

Caren Lynn Riley Byrd

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Caren Lynn Riley Byrd 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 5th day of July, 2006.

Notary Public

My Commission Expires October 10, 2009

(SEAL)

(SEAL)

Mail After Recording To:

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