Davidson County DEEDWARR
Recvd: 08/01/06 10:02 2 pgs
Fees:13.00 Taxes:3644.50

20060801-0093340

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF July 2006.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 4/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL FAILOR, ET UX	New Owner	**054-09-0A-008.00 CO**
(NAME) **18327 BOWSPRIT POINTE**	(NAME)	
(ADDRESS) **CORNELIUS, NC 28031**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, VICTOR M. CONSULO AND WIFE, APRIL CONSULO,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL FAILOR AND WIFE, DANIELLE FAILOR,** 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 all of Lot No. 8, on the Final Plat, Lake Shore Pointe and Resubdivision of Lot 1 of The Villas of LakeMeade, Phase II, as shown by plat appearing of record in Instrument No. 20040903-0106917, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Victor M. Consulo and wife, April Consulo by deed from Vay, LLC, a Tennessee Limited Liability Company of record in Instrument #20040910-0109754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Instrument #20040903-0106917, Restrictive Covenants of record in Instrument #20040903-0106869, Easement of record in Book 5649, page 464, Sewer Easement of record in Book 5793, page 965, Storm Sewer and/or Sanitary Sewer Easement of record in Book 7346, page 967, Sewerage Restrictions of record in Book 1217, page 674, Master Deed of record in Book 11053, page 690, Charter of record in Book 11053, page 747, By-Laws of record in Book 11053, page 715, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **3033 LAKESHORE DRIVE, OLD HICKORY, TN 37138**
(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 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 12 day of July, 2006.

VICTOR M. CONSULO

APRIL CONSULO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Victor M. Consulo and wife, April Consulo**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of July, 2006.

My commission expires: **September 22, 2007**

Lee A. Cohen
Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.