Davidson County DEEDWARR
Recvd: 08/03/06 11:53 2 pgs
Fees:13.00 Taxes:509.68

20060803-0094696

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$137,750.00
| _____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 15 DAY OF June, 2006.
| _____
|NOTARY PUBLIC
|MY COMMISSION EXPIRES: 2/22/2010
| (AFFIX SEAL)

Maryanna Gould
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 02/22/2010
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalia Creatore 505 Selsey Court S. Hermitage, TN 37076	new owner	Map 64-16, Group C Parcel 3

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,

Ripon S. Poole by and through Dana W. Poole Attorney-in-Fact and wife, Dana W. Poole

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Natalia Creatore and husband, Eliudt Puglisi

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 LOT NO. 3 ON THE PLAN OF SECOND REVISED WEMBLEY DOWNS, SECTION ONE, OF RECORD IN PLAT BOOK 7900, PAGE 301, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RIPON S. POOLE AND DANA W. POOLE BY DEED FROM TIM SMITH, MARRIED, DATED DECEMBER 20, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20020208-0017175, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 301, Register's Office for Davidson County, Tennessee.
3) Property is subject to Wembley Downs, Section One, Second Revision, a Planned Unit Development, Charter of record in Book 8404, Page 718, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 8304, Page 623, amended in Book 8447, Page 633, supplemented in Book 8587, Page 268, Book 8646, Page 529, and Book 8797, Page 915, and amended in Book 8404, Page 718, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Property is subject to Restrictive Covenants contained in Book 8304, Page 623, amended in Book 8447, Page 633, supplemented in Book 8587, Page 268, Book 8646, Page 529, and Book 8797, Page 915, Register's Office for Davidson County, Tennessee.
5) Property is subject to an easement for common/open areas to Wembley Downs Homeowner Association of record in Book 8405, Page 408, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 505 Selsey Court South, Hermitage, TN 37076
(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 hand(s) this 15th day of June, 2006.

Ripon S. Poole by Dana W. Poole Atty-in-Fact _____ Dana W. Poole

Ripon S. Poole by Dana W. Poole Attorney-in-Fact Dana W. Poole

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 Dana W. Poole, Attorney-in-Fact for Ripon S. Poole, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Ripon S. Poole for the purposes therein contained.

WITNESS my hand and official seal this 15th day of June, 2006

Donna C. Poole
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONT
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

RETURN TO:

Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
11628

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076