# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/06 11:12 2 pgs
Fees:13.00 Taxes:436.60

20060807-0096356

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$118,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2006.

Notary Public

My commission expires: **May 3, 2010**

BEVERLY WISE
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY (AFFIX PUBLIC SEAL)
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Perry Burns** | **Provident Funding Associates** | **095-05-0-B-048.00co** |
| **2120 Lebanon Pike, Unit 128** | **1101 Kermit Drive, Suite 607** | |
| **Nashville, TN 37210** | **Nashville, TN 37217** | |

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, I,

**Andrea Leigh Doyle, unmarried**

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

**Perry Burns**

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

**LAND in Davidson County, Tennessee, being Unit No. 128 in Easthaven Townhomes, a Private Element Horizontal Property Regime, located at 2120 Lebanon Pike, #128, in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions and By-Laws for Easthaven Townhomes, a Horizontal Property Regime, of record in Instrument No. 20010806-0083543 and as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and in Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, and further described on the plan of Easthaven Townhomes, of record in Placement of units shown on Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083546, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Easthaven Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, and all matters shown on said Plan are incorporated in this Deed by reference and made a part hereof the same as though copied herein. For clarification purposes the legal description of this property is restated as Unit No. 128 Easthaven Townhomes. The property mailing address is 2120 Lebanon Pike #128 as specified on Exhibit "A-2" to the Declaration of Covenants, Conditions and Restrictions.**

**BEING the same property conveyed to Andrea Leigh Doyle, unmarried, by Warranty Deed from York Construction, LLC, of record in Instrument No. 20030203-0014791, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of The Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543 and as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031107-0147961 and in Instrument No. 20040419-0043570, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is Improved (X) unimproved (____) property, known as: **2120 Lebanon Pike, Unit 128, Nashville, TN 37210**

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 my hands this **4th** day of **August, 2006.**

Andrea Leigh Doyle

**Andrea Leigh Doyle**

**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 **Andrea Leigh Doyle,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **August, 2006.**

Jennifer L. Johnson
**Notary Public**

**My Commission Expires:** Nov. 24, 2007

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.