WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/06 14:06 2 pgs
Fees:13.00 Taxes:299.70

20060814-0100010

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.

(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda K. Keahey	Homecomings Financial Network, Inc.	Map 108
(NAME)	(NAME)	
1336 Quail Valley Road	2101 Rexford	Group 12-O-A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Charlotte, NC 28211	Parcel 40-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James R. Jones**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wanda K. Keahey**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1336 Quail Valley Road, Nashville, TN 37214

(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 my hand this 7th day of August, 2006.

James R. Jones

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, James R. Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 8th day of August, 2006.

Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No.: 2006174

EXHIBIT A

Being Unit No. 40, Lot No. 33, in a Horizontal Property Regime, as shown on the condominium site plan, Section 4, Phase VII, Quail Valley, of record in Plat Book 5200, Pages 522 and 523, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Roy Jones by Quitclaim Deed from Donna Lynn Cooper, filed for record 04/09/97 in Record Book 10411, Page 171, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 5200, Pages 522 and 523, Register's Office of Davidson County, Tennessee.

Subject to Deed of conveyance as shown of record in Book 6314, Pages 61 and 66, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 6371, Page 105, and Book 7872, Page 35, Register's Office of Davidson County, Tennessee.

Subject to Resolution as shown of record in Book 7716, Page 824, and Book 11401, Page 410, Register's Office of Davidson County, Tennessee.

Subject to Deed for common areas to Homeowners Association as shown of record in Book 5854, Page 939, Book 5869, Page 110, Book 5937, Page 475 and 477, Book 6002, Pages 537, 539 and 547, and Book 6181, Page 154, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 4800, Page 254, Book 5753, Page 562, and Book 6003, Page 212, Register's Office of Davidson County, Tennessee.

Subject to Master Deed as shown of record in Book 5851, Page 779, Book 5884, Page 534, Book 6058, Page 828, Book 6081, Page 130, and Book 9082, Page 873, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 5851, Page 793, and 5884, Page 566, Register's Office of Davidson County, Tennessee.

Subject to any homeowner/condominium association dues that may be assessed.