Davidson County DEEDWARR
Recvd: 08/18/06 12:14 3 pgs
Fees:18.00 Taxes:668.59

20060818-0102173

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,700.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2006.

Notary Public

Expiration of commission: 3/20/10

(Notary Stamp)

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**7105 Crossroads Blvd. Suite 105**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Jamie Anderson**<br>**Jennifer Anderson** | ~~**New Owner**~~ Mortgage | **Map 126-15-O-A, Parcel 224-CO** |
| **8032 Boone Trace** | 213 Court Street | |
| **Nashville, TN 37221** | Middletown, CT 06457 | |

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 ACKNOWLEDGE, WE,

**Estate of Alberto Gomez**

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

**Jamie Anderson and Jennifer Anderson, husband and wife**

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. 202 on the plan of Boone Trace at Biltmore, Section Five, of record in Instrument No. 20000622-0062086, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Alberto Gomez, a married man, by Warranty Deed, from Fox Ridge Homes, Inc., f/k/a NVR Fox Ridge, Inc., of record in Instrument No. 20001222-0125796, Dated December 15, 2000, Register's Office for Davidson County, Tennessee. Alcira Ballesteros, wife of Alberto Gomez, predeceased Alberto Gomez.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20000622-0062086, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7265, page 657, Instrument No. 20000126-0008529, Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 20011003-0107279 and Instrument No. 20011119-0126832, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 6900, page 470, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20001120-0114598 and Instrument No. 20021217-0155375, Register's Office for Davidson County, Tennessee.
Easements of record in Book 8992, page 62 and Book 9665, page 420, Register's Office for Davidson County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 8032 Boone Trace, Nashville, TN 37221.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 15th day of August, 2006.

Gilberto Gomez

German Gomez By Attorney in fact Gilberto Gomez

German Gomez,
By: Gilberto Gomez, Attorney-in-Fact

Patricia Gomez By Gilberto Gomez Attorney-in-fact

Patricia Gomez,
By: Gilberto Gomez, Attorney-in-Fact

Gladys Gomez By Gilberto Gomez Attorney-in-fact

Gladys Gomez,
By: Gilberto Gomez, Attorney-in-Fact

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, Gilberto Gomez, the within named sellers, 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 purposes therein contained.

Witness my hand, at office, this 15th day of August, 2006.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gilberto Gomez** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of German Gomez for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for German Gomez and is authorized by German Gomez to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of August, 2006.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gilberto Gomez** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Patricia Gomez for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Patricia Gomez and is authorized by Patricia Gomez to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of August, 2006.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gilberto Gomez** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Gladys Gomez for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Gladys Gomez and is authorized by Gladys Gomez to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of August, 2006.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson Co

File #: **06612-JM**
**RECORD & RETURN TO:**
Nonedale Title
7100 Executive Center Dr.
Brentwood, TN 37027