File #20060126

Davidson County DEEDWARR
Recvd: 08/23/06 10:37 2 pgs
Fees:13.00 Taxes:819.55

20060823-0103787

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$221,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires May 24, 2009

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia E. Rose	Bank of America, 173	MAP 171-3-B
(NAME) 641 Old Hickory Blvd., Unit 134	(NAME) P.O. Box 1675	PARCEL 94
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Coraopolis, PA	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Chad D. McIntyre and wife, Andrea B. McIntyre,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cynthia E. Rose, unmarried**, 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 Unit No. 97 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg of record in Plat Book 9700, Page 364, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chad D. McIntyre and Andrea B. Schneider, joint tenants with right of survivorship by deed dated August 8, 2003 from Charles W. Emerson, Jr., of record in Instrument No. 200308140116971, Register's Office for Davidson County, Tennessee. The said Chad D. McIntyre and Andrea B. Schneider, having since married and Andrea B. Schneider is now known as Andrea B. McIntyre.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance is expressly assumed by Grantee; Declaration of Covenants, Conditions, and Restrictions, of Townhomes of Fredericksburg of record in Book 10126, page 435, as amended in Book 10224, page 683, as corrected in Book 10294, page 850, and further amended in Instrument No. 200007180070558, and corrected in Instrument No. 200507050076596; By-Laws of The Townhomes of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 45, as amended in Book 10694, page 539, Book 10126, page 486, and in Book 10275, page 959; Corporation Charter of Fredericksburg Homeowners Association, Inc., of record in 8920, page 40 and Book 10126, page 430; Declaration of Covenants, Conditions and Restrictions of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 65, as amended in Book 9500, page 393, Book 9860, page 840, and in Book 10694, page 541; Restrictive Covenants of record in book 7798, page 843 and any and all matter on the p lan of record in Plat Book 9700, page 364, all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **641 Old Hickory Blvd., Unit 134, Brentwood, TN 37027**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 15th day of May, 2006.

Chad D. McIntyre

Andrea B. McIntyre

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Chad D. McIntyre and Andrea B. McIntyre, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)

KEITH L. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027