McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 6, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,700.00

Affiant

Subscribed and sworn to before me, this 28th day of August, 2006.

Notary Public

My commission expires:_____

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

Davidson County DEEDWARR
Recvd: 08/31/06 12:23 2 pgs
Fees:13.00 Taxes:576.09
20060831-0107774

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gustavo L. Vasquez	**Countrywide Home Loans, Inc.**	**Map 75 Group 12-O-A Parcel 108-CO**
436 Scotts Creek Drive	**3011 Armory Drive, Suite 120**	
Hermitage, TN 37076	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Margaret Gillilan, an unmarried woman

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

Gustavo L. Vasquez, a married man

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. 9 on the Plan of Greer Meadows at Cedar Creek, Section 3, Phase 1, of record in Instrument Number 20010920-0101748, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Margaret Gillilan by Warranty Deed, from Capitol Homes, Inc., dated April 3, 2003, of record in Instrument #20030410-0047760, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument #20010920-0101748, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10802, Page 402 and Instrument #20020606-0069062, Register's Office for DAVIDSON County, Tennessee.
Deed for common areas to Homeowners Association of record in Instrument #20021126-0146632 and Instrument #20030107-0002660, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 8414, Page 69, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement of record in Book 7037, Page 853 and Book 7760, Page 778, Register's Office for DAVIDSON County, Tennessee.
Consent for Sewer Line Easement of record in Book 7760, Page 784, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 11497, Page 595, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument #20001205-0119474, Register's Office for DAVIDSON County, Tennessee.
Easement for Retention Basin of record in Book 6513, Page 857, Register's Office for DAVIDSON County, Tennessee.
Easement to First Suburban Water Utility District of record in Book 5609, Page 636, 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 436 Scotts Creek Drive, Hermitage, TN 37076.

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 28th day of August, 2006.

X Margaret Gillilan
Margaret Gillilan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Margaret Gillilan , the within named sellers, with whom I am personally acquainted (or who proved to me their identity 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 28th day of August, 2006.

A. Scott Hubbard
Notary Public

My Commission Expires:

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **06621-SH**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027