Davidson County DEEDWARR
Recvd: 09/05/06 13:57 2 pgs
Fees:13.00 Taxes:517.63
20060905-0109333

Return to:

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

#429

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Terah L. Turner	First State Bank	Map 162-12-B
1345 Bell Road #334	2796 N. Highland, C/D	Parcel 26
Antioch, TN 37013	Jackson, TN 38305	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Matthew C. Lott and wife, Kathryn M. Lott,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Terah L. Turner, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 21-D, on the Plan of Villas at Belle Parke, Phase I, a horizontal property regime, of record in Instrument No. 20020913-0111601, and as defined in the Master Deed of record in Instrument No. 20020911-0110959, as amended by Instrument No. 20021025-0130922 and Instrument No. 20030515-0066792, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew C. Lott and wife Kathryn M. Lott, by warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20030617-0083450, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Instrument No. 20020911-0110959, amended in Instrument No. 20021025-0130922, and in Instrument No. 20030515-0066792, said Register's Office.**
3. **Easements of record in Book 7838, page 934, Instrument No. 20020322-0035169, and in Instrument No. 20011217-0138710, said Register's Office.**
4. **All matters appearing of record in Instrument No. 20020913-0111601, Master Deed in Instrument No. 20020911-0110959, 20021025-0130922 and in Instrument No. 20030515-0066792, said Register's Office.**

This is improved property commonly known as **1345 Bell Road #334, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $139,900.00.

Affiant

Subscribed and sworn to before me this 30th day of August , 2006

Notary public:

My Commission Expires: My Commission Expires MAR. 31, 2007 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his/her/their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of August, **2006**.

Matthew C. Lott **Kathryn M. Lott**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mathew C. Lott and wife, Kathryn M. Lott**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 30th day of **August, 2006.**

My Commission Expires: My Commission Expires MAR. 31, 2007 2007

Notary Public