Davidson County DEEDWARR
Recvd: 09/25/06 12:35 2 pgs
Fees:13.00 Taxes:518.00

20060925-0118505

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 September, 2006

Notary Public

My Commission Expires: 10/10/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
Jennifer R. STIPP 2156 Nashboro Blvd. Nashville, TN 37217	Countrywide Home Loans, Inc. 7015 Corporate Drive PTX-A252 Plano, TX 75024-4100	135-12-0-B Parcel 4

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **Wanda J. LAND**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Jennifer R. STIPP, unmarried**, hereinafter called 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 and Unit 4, on the Plan of "Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7 of record in Plat Book 11700, Page 49 and 50, Register's Office for Davidson County, Tennessee, to which is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wanda J. Land, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, dated November 8, 2002, recorded in Instrument No. 20021113-0140511, Register's Offtice for Davidson County, Tennessee.

This conveyance is made subject to:
Taxes and assessments for the year 2006, and subsequent years, which are a lien and not yet due and payable.
Subject to all matters shown on the Plan of Nashboro Village-Tract 7 of record in Plat Book 4660, Page 158 and Plat book 6200, page 341 and Plat book 11700, page 49 and 50, Register's Office for Davidson County, Tennessee.
Subject to the Declaration of Covenants, Conditions, and Restrictions For Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 520 and By-laws of Fairway Pointe Homeowners Association, Inc., attached as Exhibit "C" at page 560, Book 4827, page 14; Instrument No. 20010322-0027768, Register's Office for Davidson County, Tennessee Covenants and restrictions, but OMITTING ANY RESTRICTIVE COVENANT(S) BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, unless and only to the extent that said covenant, condition or restriction (a) is exempt under Title 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
Charter of Fairway Pointe Homeowners Association of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.
Subject to a Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.
Easement for Sewer of record in Book 8870, page 887 and Book 8870, page 932,, Register's Office for Davidson County, Tennessee.
Easements for Metro Government of record in Book 4868, page 74, and in Book 4815, page 425, Register's Office for Davidson County, Tennessee.
Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410, (As to a portion of Tract 7 on the Plat of Nashboro Village as recorded in Plat Book 4660, page 156 and a portion of the open spaces and recreational areas of Nashboro Village as recorded in Plat Book 4860, page 74, Register's Office for Davidson County, Tennessee.
Public Right-of-way Dedication of record in Book 4460, page 149-151, Register's Office for Davidson County, Tennessee.
Conveyance of Common Area of record in Instrument #200010100100360, Register's Office for Davidson County, Tennessee.
Easement for Cable Television of record in Instrument #200010120101575, Register's Office for Davidson County, Tennessee.
Agreements of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record in said Register's Office
Storm Water Detention Agreement of record in Instrument No. 200103140024179, said Register's Office.
Easement as established and reserved in Book 10110, page 854, said Register's Office.
0.02 acre overhead line easement granted to Metropolitian Government of Nashville and Davidson County of record in Book 4815, page 424, said Register's Office.
Survey by Wamble & Associates dated September 17, 1999, as updated November 2, 1999, shows the following: Sanitary Sewer Easements recorded in Book 8870, page 887, said Reister's Office.
Subject to rights of others in and to the common areas and/or elements
Subject to lien for special assessments as contained in the restrictions.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as: **2156 Nashboro Blvd., Unit 4, Nashboro Village, Nashville, TN 37217**

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 person 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 18th day of September, 2006

GRANTOR:

WANDA J. LAND

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Wanda J. Land with whom I am personally acquainted (or who proved to me their idenity on the basis of satisfactory evidence) and who upon oath, acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 18th day of December, 2006.

NOTARY PUBLIC

My Commission expires: 10/10/09