Bk 29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 09/26/06 15:18 3 pg
Fees:18.00 Taxes:617.53
20060926-0119188

WARRANTY DEED

Address New Owner(s)
Sheri Burnett
5437 Daniel Ray Drive
Whites Creek, TN 37189

Send Tax Bills to:
new owner

Map-Parcel:
Map 41-1
Group A
Parcel 40 CO

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, we, **Orlando Brassel and wife, Warlece Brassel** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Sheri Burnett, a single person, hereinafter called the Grantee, his heirs and assigns, a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Cobblestone Creek, Phase One-A, of record as Instrument # 20050708-0079391 and revised in Instrument # 20050610-0066806, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Orlando Brassel, husband and wife, Warlece Brassel by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, filed in Instrument No. 20051025-0128559, said Register's Office.

THIS conveyance is made subject to:
1. 2006 taxes, prorated and assumed.
2. Declaration of Covenants, Conditions and Restrictions in Instrument No. 20041208-0146322, said Register's Office.
3. Right of way easement granted to Tennessee Natural Gas Lines, Inc., of record in Book 2493, page 137, said Register's Office.
4. All matters as shown on the recorded plat of record in Instrument No. 20050708-0079391 as revised in Instrument No. 20050610-0066806, said Register's Office.
5. Stormwater Detention Agreement filed in Instrument No. 20040304-0024829, said Register's Office.
6. Reparian rights incident to premises.
7. Any rights, easements, interest or claims which may exist by reason of or reflected by the following facts shown on the survey dated July 8, 2003, by J. Bruce Rainey, R.L.S. No. 823, Job No. 02-162.
8. Any and all existing easements, restrictions, rights of way and applicable local government planning, building and zoning regulations.

This is improved property known as: 5437 Daniel Ray Drive, Whites Creek, TN 37189

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 persons whosoever.

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 18th day of May, 2006.

Orlando Brassel

Orlando Brassel

Warlece Brassel

Warlece Brassel

STATE OF TN :
COUNTY OF Shelby :

On this 18 day of May, 2006, before me personally appeared **Orlando Brassel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal.

RUBY GEE JONES NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

Ruby Gee Jones

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES:
July 10, 2007

STATE OF TN :
COUNTY OF Shelby :

On this 18 day of May, 2006, before me personally appeared **Warlece Brassel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal.

RUBY GEE JONES NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

Ruby Gee Jones

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES:
July 10, 2007

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 166,900.00

Affiant

Sworn to and subscribed before me
this ~~22nd~~ day of September, 2006.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2008