| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 25917-09-2006**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $147,200.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 29th day of September, 2006.<br><br>Notary Public<br><br>NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE<br>My Commission Expires: |

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Christopher S. McQueen<br>1720 Lincoya Bay Drive<br>Nashville, TN 37214 | **Send Tax Bills To:**<br>SunTrust Mortgage, Inc.<br>201 4th Ave. N. 7th Fl<br>Nashville, TN 37219 | **Tax Information:**<br><br>Map Parcel No.109-05.0-D.042 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donna K. Butler, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher S. McQueen, married** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1720 Lincoya Bay Drive, Nashville, TN 37214

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 29th day of September, 2006.

Donna K. Butler

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Donna K. Butler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/03/06 14:42 2 pgs
Fees:13.00 Taxes:544.64

20061003-0122627

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1720, together with the appurtenant interest in the common elements of The Cottages of Williams Bend horizontal property regime with private elements established by Declaration, of record in Instrument No. 20040628-0076712, amended in Instrument No. 20041028-0129585, and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "C" to the first amendment to the aforementioned Declaration and being located upon Lot No. 2 on the Plan of The Lakes Apartments of record in Instrument No. 20000918-0092189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna K. Butler, unmarried by Deed dated September 30, 2005 from 70 South Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20051005-0119870, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20021204-0149456, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Cottages at Williams Bend Townhouse Corporation of record in Instrument No. 20060314-0028980, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Cottages at Williams Bend, of record in Instrument No. 20040628-0076712, amended in Instrument No. 20041028-0129585, and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee.
5. Attorney's Certificate of record as Instrument No. 20060314-0029002, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7121, page 169, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Instrument No. 20000918-0092189, Register's Office for Davidson County, Tennessee.
9. Easement agreement of record in Book 6185, page 216 and in Book 7498, page 726, Instrument No. 20000331-0032369, and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.
10. Easement for sewer of record in Book 5406, page 470, Register's Office for Davidson County, Tennessee.