WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/06 10:41 3 pgs
Fees:18.00 Taxes:545.75

20061027-0133448

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Sherri L. Hails
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2006.

Sharon L. Riney
Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherri L. Hails	Wells Fargo Bank, N.A.	135-8B-38.00
(NAME)	(NAME)	
3030 Ned Shelton Road Townhome 202	9021 Meridian Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	West Chester, OH 45069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Jimmie L. Hibbard, an unmarried man,

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

Sherri L. Hails, a single person,

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:

SEE ATTACHED EXHIBIT A

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3030 Ned Shelton Road Townhome 202, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 26th day of October, 2006.

Jimmie L. Hibbard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 26th day of October, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Jimmie L. Hibbard, an unmarried man, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 26th day of October, 2006.

Commission expires:
5-27-07

Sharon L. Riney
Notary Public

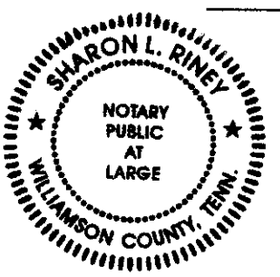


EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 202 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown as Exhibit C to the Declaration of Covenants, Conditions, and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040210-0016203, Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jimmie L. Hibbard, unmarried by deed from NVR, Inc., A Virginia Corporation T/A Fox Ridge Homes dated November 18, 2005, of record in Instrument No. 20051128-0142719, Register's Office for Davidson County, Tennessee. Being part of the same property previously conveyed to NVR, Inc., A Virginia Corporation T/A Fox Ridge Homes by deed from Bayview Venture, LLC, dated July 8, 2005 of record in Instrument No. 20050713-0081242, Register's Office for Davidson County, Tennessee. Being part of the same property previously conveyed to Bayview Venture, LLC, A Tennessee Limited Liability Company by deed from Opal Frances Smith, Trustee (under the Living Trust Agreement of Opal Frances Smith dated January 28, 1998) and Ronnie L. Jones, Successor Trustee (under that Living Trust Agreement of Irby Morgan Smith, Jr. dated January 28, 1998), dated April 3, 2003, of record in Instrument No. 20030404-0044870, Register's Office for Davidson County, Tennessee.