1825

Davidson County DEEDWARR
Recvd: 10/31/06 10:45 2 pgs
Fees:13.00 Taxes:728.90

20061031-0134885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of October, 2006.

Notary Public

My Commission Expires: 11/8/09

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Matthew J. Drennan and Amelia M. Abuan
8177 Settlers Way
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
126-15-A-170

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deborah S. Olon, unmarried**, hereinafter referred to as Grantors, hereby transfers and conveys to **Matthew J. Drennan and Amelia M. Abuan, tenants in common with the right of survivorship,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee described as follows, TO WIT:

Being Lot No. 134 on the plan of Boone Trace at Biltmore, Section 3, of record in Book 9700, page 759, Register's 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 Deborah S. Olon, unmarried, by Warranty Deed from FOX RIDGE HOMES INC. A/K/A NVR FOX RIDGE, INC. of record in Book 11642, Page 459, dated August 27, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 9700, Pages 758 and 759, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7262, Page 657, Book 9342, Page 312, as re-recorded in Book 9735, Page 931, Book 10032, Page 813, Book 10306, Page 817, and in Book 11455, Page 443, Register's Office of Davidson County, Tennessee.

Easements of record in Book 8992, Page 63, and in Book 9665, Page 420, Register's Office of Davidson County, Tennessee.

Charter of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 8177 Settlers Way, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 30th day of October, 2006.

Deborah S. Olon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Deborah S. Olon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2006.

Notary Public

My Commission Expires: _____

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008