McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(1)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $156,000.00

Affiant

Subscribed and sworn to before me, this 25th day of October, 2006.

Notary Public

Expiration of commission.

Davidson County DEEDWARR
Recvd: 10/31/06 11:07 2 pgs
Fees:13.00 Taxes:577.20
20061031-0134932

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ironelly Mora	**Countrywide Financial Corporation**	**Map\Parcel: 62-2-O-A-240-CO**
2961 Riverbend Drive	**801 Crescent Centre Drive, Suite 620**	
Nashville, Tennessee 37214	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

James Neill Jobe, Jr., a married man

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

Ironelly Mora, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 232 on the plan of River Trace Estates, Phase One, Section 4 & 5 of record in Book 9700, Page 409, 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 James Neill Jobe, Jr., unmarried by Warranty Deed from Fox Ridge Homes, Inc., F/K/A NVR Fox Ridge Inc., dated January 28, 2000, of record in Instrument No. 20000207-0012230, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 409, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6851, Page 370, Book 6982, Page 747 and Instrument No. 20011126-0128569, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 6851, Page 390, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6851, Page 363, Register's Office for DAVIDSON County, Tennessee.
Deed for Open Space to Homeowners Association of record in Book 7907, Page 168, Register's Office for DAVIDSON County, Tennessee.
Slope Easement of record in Book 7296, Page 484, Register's Office for DAVIDSON County, Tennessee.
TVA Transmission Line Easement of record in Book 1163, Page 341, Register's Office for DAVIDSON County, Tennessee.
Flowage Easement of record in Book 2022, Page 83, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 3959, Page 595, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 7097, Page 140, Book 7097, Page 149, Book 7593, Page 523 and Book 7593, Page 565, Register's Office for DAVIDSON County, Tennessee.
Grant and Agreement of record in Book 7030, Page 798, Register's Office for DAVIDSON County, Tennessee.
Sewer Facilities of record in Book 7097, Page 135, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 2961 Riverbend Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 25th day of October, 2006.

James Neill Jobe, Jr.

*Memarie Jobe, spouse of James Neill Jobe, Jr., joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Memarie Jobe

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, James Neill Jobe, Jr. and wife, Memarie Jobe, the within named sellers, 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, at office, this 25th day of October, 2006.

RUSSELL JOHN McCANN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **06798-JM**

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027