Davidson County DEEDWARR
Recvd: 11/06/06 12:16 2 pgs
Fees:13.00 Taxes:732.60

20061106-0137812

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $108,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF OCTOBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01758 BRYANT CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Tiffany Bryant	Same	MAP:
7252 Highway 70 South, Unit 1002		Parcel:142-7F 40.00 CO
Nashville, TN 37221		

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

BARBARA G. THOMAS,AN UNMARRIED WOMAN, TIM CARVER,AN UNMARRIED MAN

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

TIFFANY BRYANT, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7252 Highway 70 South, Unit 1002, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 Our hand on the 20th day of October, 2006.

Barbara G. Thomas

Tim Carver By: Barbara G. Thomas, Attorney in Fact

Tim Carver
By: Barbara G. Thomas, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 20th day of October, 2006, before me personally appeared Barbara G. Thomas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tim Carver and acknowledged that she executed the same as the free act and deed of said Tim Carver.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot 40, Unit No. 1002, BELLEVUE COMMONS TOWNHOMES, as established by a Master Deed recorded at Instrument No. 20000720-0071772 re-recorded at Instrument No. 20000828-0084760 amended at Instrument No. 20060824-0104869, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jonathan D. Smith and wife, Megan C. Moran-Smith to Barbara G. Thomas and husband, Tim Carver as recorded on the 8th day of April, 2005 in Instrument No. 20050408-0039104 and Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership to Jonathan D. Smith and Megan C. Moran as tenants in common with right of survivorship as recorded on the 5th day of June, 2002 in Instrument No. 20020605-0068321, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Barbara G. Thomas and Tim Carver pursuant to a power of attorney executed by the same on the 10/17/2006, and being filed for in Instrument # 20061106013781 1, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Barbara G. Thomas, the bargainor(s), 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 and official seal at Brentwood, Tennessee , this 20th day of October, 2006.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN