WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/06 14:14 2 pgs
Fees:13.00 Taxes:643.80
20061130-0148011

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$174,000.00.

Charlotte E Sneed
Affiant

Subscribed and sworn to before me this 28th day of November, 2006

Notary Public
My Commission expires: 8/10/10 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charlotte E. Sneed	SunTrust Mortgage, Inc.	150-12-0-0A-133.00CO
1109 Quaise Moor W	201 Fourth Avenue North, 7th Floor	
Antioch, TN 37013	Nashville, TN 37219	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thomas L. Prendergast and wife, Victoria J. Prendergast**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charlotte E. Sneed, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 628 on the plan of Phase V-B, Somerset, of record in Book 7900, page 575, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas L. Prendergast and wife, Victoria J. Prendergast, by deed from Kenneth Daniel Watkins, Jr. and wife, Rhonda S. Watkins, on June 23, 1999, of record in Book 11543, page 255, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 150-12-0A-133.00CO.
- Subject to all matters as shown on the Plan of record in Book 7900, page 575, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7619, page 647; and book 7657, page 583; and Book 7675, page 923; and Book 7776, page 826; and Book 8201, page 770; and Book 8663, page 384; and Book 8708, page 630; and Book 9036, page 326; and Book 9065, page 744; and Book 9072, page 572; and Book 9245, page 332; and Book 9696, page 654; and Book 10404, page 641, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7661, page 37, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7768, page 455, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7619, page 679; and Book 9509, page 363; and Book 9647, page 472, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1109 Quaise Moor W, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this November 28, 2006.

Thomas L. Prendergast

Victoria J. Prendergast

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas L. Prendergast and wife, Victoria J. Prendergast** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 28, 2006

My commission expires 8/12/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY