Davidson County DEEDWARR
Recvd: 12/07/06 10:30 2 pgs
Fees:13.00 Taxes:591.63

20061207-0151355

File No. 261100133

WARRANTY DEED

KEVANA M. NIXON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/16/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcella D Klemas	Same As New Owner	109-05-0D 064
(NAME)	(NAME)	
1604 Lincoya Bay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Valerie A. Leonor, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVEBARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcella D. Klemas, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER 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 all of Unit No. 1604, in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and Bylaws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Valerie Salcedo, married, by Warranty Deed dated December 22, 2005, of record in Instrument No. 20051230-0156975, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Valerie A. Leonor by Quitclaim Deed dated November 28, 2006 and recorded in Instrument No. 20061207-0151354, Register's Office for Davidson County, Tennessee. The said Valerie Salcedo is one and the same as Valerie A. Leonor.

This conveyance is subject to the following: Declaration of Covenants Conditions and Restrictions and Bylaws of record in Book 200406280076712, Book 200410280129585, and Book 200509230114373; Charter of the Homeowners Association of record in Book 200603140028980; Easement Agreement in Book 7498, page 726; Water main easement of record in Book 4861, page 511; Sewer easement set out in Book 5406, page 470; Ingress/Egress and Utility easement in Book 6185, page 216, Instrument 200212040149457, Book 7498, page 726, and Instrument 20000331032369; Sanitary sewer and/or storm drainage in Book 7121, page 169; Regulatory Agreement and Restrictions in Book 6663, page 871; Sewer Easement in Book 5107, page 823; all matters shown on plat of record in Plat Book 200009180092189; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1604 Lincoya Bay Dr., Nashville, TN 37214
(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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, her 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/our hands this 6th day of December, 2006.

Valerie A. Leonor

Valerie A. Leonor

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Valerie A. Leonor the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of December, 2006.

Commission expires: 6-22-09

Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(seal)

File Number: 261100133

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122