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Realty Title Box 48 B

Davidson County DEEDWARR
Recvd: 01/19/07 13:59 2 pgs
Fees:13.00 Taxes:1077.80
20070119-0007945

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $291,298.00

Karlelle Caudill
Affiant

Subscribed and sworn to before me, this 12th day of January, 2007.

Karen Colbert
Notary Public

Expiration of commission. 7/24/2010

(Notary Stamp)

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Shane Merrill-Facio **Luciana Merrill-Facio**	**New Owner**	**Map/Parcel 186-04-0-A-030**
8056 Canonbury Drive, Lot 215		
Nolensville, TN 370		

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,

Brookhaven Development, LLC, a Tennessee Limited Liability Company

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

Shane Merrill-Facio and Luciana Merrill-Facio, husband and wife

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. 215 on the Final Plat of Burkitt Place, Phase 1A, Section 1, of record in Instrument No. 20060315-0029572 and corrected in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Brookhaven Development, a Tennessee Limited Liability Company, by Special Warranty Deed, from Burkitt Place Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20060801-0093134, Dated July 28, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20060315-0029572 and Instrument No. 20060427-0048557, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3845, page 754, Register's Office for Williamson County, Tennessee and Instrument No. 20060306-0025388, Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 3855, page 402, Register's Office for Williamson County, Tennessee and Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
Deed to State of Tennessee of record in Book 1481, page 273, Register's Office for Williamson County, Tennessee.
Ingress and Egress to Cemetery of record in Book 112, page 184, Register's Office for Williamson County, Tennessee.
Greenbelt of record in Book 8881, page 778, Register's Office for Williamson County, Tennessee.
Easement and Contribution Agreement of record in Book 3657, page 344, Register's Office for Williamson County, Tennessee and Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee.
Easement to United Telephone Company of record in Instrument No. 20060607-0067543, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 3845, page 789, Register's Office for Williamson 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 8056 Canonbury Drive, Lot 215, Nolensville, TN 37135

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 12th day of January, 2007.

Brookhaven Development, LLC
a Tennessee Limited Liability Company

Joel A. Smith

By: Joel A. Smith, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Joel A. Smith, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Brookhaven Development, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Joel A. Smith as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, this 12th day of January, 2007.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **07108-JM**
RECORD & RETURN TO:
Realty Title
3815 Clayhorn Ave #102
Nashville TN 37215