Davidson County DEEDWARR
Recvd: 01/29/07 14:24 2 pgs
Fees:13.00 Taxes:432.53
20070129-0011807

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Driss Boukachour
3100 Penn Meade Way
Nashville, TN 37214

MORTGAGEE

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 052-13-O-B
PARCEL 235.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Christie Maxey Page, and husband, Timothy Page,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Driss Boukachour, an unmarried person,** 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:

Being Lot No. 19 on the Plan of Condominium Plat, River Glen, Planned Unit Development, Phase 5, Section 2, as shown on plat of record in Instrument No. 20031006-0147480, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Christie Maxy by deed of record from Brent Lee Matthews and wife, Julie Del Carmen Matthews dated Sepetember 1, 2005 of record in Instrument No. 200509070107426, Register's Office, Davidson County, Tennessee.
Christie Maxey and Christie Maxey Page is one and the same person.
Timothy Page herein joins to convey any and all rights and interests he may have, if any.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed & By-Laws of record in Book 7566, Page 571 as amended in Instrument No. 20040915-0111299 and 20040915-0111301; Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 200204250051349; Charters of record in Book 8069, Page 158 and Instrument No. 20020425-0051348; Conveyance of Common Areas to Homeowners Association of record in Instrument No. 20041217-0150273; all matters shown on plat of record in Instrument No. 20031006-0147480; Deed of Conveyance for Water Main of record in Book 7061, Page 196; Storm Water Detention Agreement of record in Instrument No. 20010816-0088874; Easement Agreement of record in Book 7296, Page 484 and Easements of record in Book 3961, Page 681 and Book 11030, Page 731, all of record in the Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the GRANTEE.

This is Improved property known as: **3100 Penn Meade Way, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 our hands this 26th day of January, 2007.

Christie Maxey Page
Christie Maxey Page

Timothy Page
Timothy Page

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Christie Maxey Page and husband, Timothy Page, the bargainor(s) 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 and official seal this 26th day of January, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $116,900.00.

AFFIANT

Subscribed and sworn to before me this 26th day of January, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07