Davidson County DEEDWARR
Recvd: 01/30/07 08:14 2 pgs
Fees:13.00 Taxes:553.15

20070130-0012001

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

Return to:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,500.00

Affiant

Subscribed and sworn to before me, this 25th day of January, 2007

Notary Public
My commission expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Robin Reese		135-120B/52
2056 Nashboro Blvd.	New Owner	
Nashville TN 37217-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William L. Cushman and wife Emily S. Cushman hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Robin Reese, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot & Unit No. 52, on the plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, page 49 and 50, Register's Office for Davidson County, Tennessee, to which is hereby made reference for a more complete and accurate description.

Being the same property conveyed to William L Cushman and Emily Cushman, Husband and Wife, by deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, of record in Instrument No. 20020819-0099789, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Nashboro Village Trail of record in Book 11700 Page 49 & 50 and also Book 4660 page 156, Register's Office for Davidson County, Tennessee 3) Memorandum of Lease of record in Book 10690 Page 327 4) Sewer Easement of record in Book 8870 page 887 5) Easements in record in Book 4815 Page 425; Book 8870 page 932 and Book 10110 page 854 6) PUD Boundary Plat of record in Instrument No. 20020718-0083054 7) Overhead Line Easement of record in Book 4815 Page 425 8) Cable Television easement of record in Instrument No. 200010120101575 9) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11703 page 518 and Book 4827 page 14 and Instrument No. 20010322 -0027768 and in any allied instruments(s) referred to in said restrictions. 10) Charter of Fairway Pointe Homeowner's Association of record in Book 11703 Page 518

This property is improved property known as 2056 Nashboro Blvd., Nashville, Tennessee 37217-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 23 day of January, 2007.

William L. Cushman

Emily S. Cushman

STATE OF Florida
COUNTY OF Alachua

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Cushman and Emily S. Cushman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 11:20 AM, _____, this 23rd day of January, 2007.

Notary Public

My Commission expires: April 12, 2010

KRISTINA M. CHRISTIE
MY COMMISSION # DD539910
EXPIRES: Apr. 12, 2010
(407) 398-0153 Florida Notary Service.com

FILE NO: WG1562