Bc v 8

Davidson County DEEDWARR
Recvd: 02/05/07 10:27 3 pgs
Fees:17.00 Taxes:2460.50
20070205-0014654

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $665,000.00. John H Selby Jr. Affiant Subscribed and sworn to before me, this 2nd day of February, 2007. Notary Public My Commission Expires:

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
John H. Selby, Jr. 702 Overton Park Nashville, TN 37215	SAME	117-13B-56CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD A. BANGERT AND WIFE, DIANA L. BANGERT**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN H. SELBY, JR. AND WIFE, SANDRA KAY SELBY** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 702, on the Plan of Phase One of Abbottsford, a planned unit development, as of record in Book 6250, Pages 419, 420, and 421, amended in Book 6771, Page 683 and Book 6755, Page 269, Register's Office for Davidson County, Tennessee, and corrected by Surveyors Certificate of Correction of record in Book 6800, Page 164, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Richard A. Bangert and wife, Diana L. Banger by Warranty Deed from Whitney H. Waugh and wife, Julia E. Waugh of record in Book 8897, Page 601, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 419, 420, and 421; and amended in Plat Book 6755, Page 269 and in Plat Book 6771, Page 683, Register's Office for Davidson County, Tennessee.

3. Surveyors Certificate of Correction of record in Book 6800, Page 164, Register's Office for Davidson County, Tennessee.

4. Water line easements of record in Book 1037, Page 572 and in Book 1286, Page 690, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6478, page 177 and amended in Book 6530, Page 242; and in Book 6537, Page 303; Book 8106, Page 1; Book 10458, Page 810; Instrument No. 20010330-0030930; Instrument No. 20010502-0045152; and Instrument No. 20010514-0049648, Register's Office for said County.

6. Storm Water Detention Agreement of record in Book 6555, Page 328, Register's Office for Davidson County, Tennessee.

This is improved property known as 702 Overton Park, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 2nd day of February, 2007.

Richard A. Bangert

Diana L. Bangert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard A. Bangert, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of February, 2007.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diana L. Bangert, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of February, 2007.

Notary Public

My Commission Expires: _____