McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 18, 2009
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $218,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2007.

Notary Public

Expiration of commission.

Davidson County DEEDWARR
Recvd: 02/06/07 14:54 2 pgs
Fees:13.00 Taxes:805.60
20070206-0015652

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:
Suzan G. Ali	**ABN AMRO Mortgage Group, Inc.**	**Map 160-16-O-C, Parcel 46-CO**
455 Old Towne Drive, Unit 46	**2600 W. Big Beaver Road**	
Brentwood, TN 37027	**Troy, MI 48084**	

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,

Anthony Ryan, an unmarried man

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

Suzan G. Ali, an unmarried woman

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 Unit 46 on the plan of The Terraces at Brentwood Chase, of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anthony Ryan, by Warranty Deed, from Lenard Styron, unmarried, of record in Instrument No. 20060327-0034449, Dated February 28, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20001103-0109137, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20010328-0029845, Instrument No. 20001214-0123057, Instrument No. 20010119-0005975, Instrument No. 20000531-0053798, Instrument No. 20000831-0086366 and Instrument No. 20041206-0144631, Register's Office for DAVIDSON County, Tennessee.
Easement for Drainage Facilities of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 11388, page 128 and revoked in Instrument No. 20000513-0053795, Register's Office for Davidson County, Tennessee.
Easement for watermains of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.
Quitclaim Deed for common areas to Home Owners Association of record in Instrument No. 20010208-0012530 and Instrument No. 20010208-0012529, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 11115, page 31 and Book 11115, page 286, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20001214-0123056 and Instrument No. 20000524-0051842, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20001214-0123058, Register's Office for Davidson 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 455 Old Towne Drive, Unit 46, Brentwood, TN 37027.

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 31st day of January, 2007.

Anthony Ryan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Anthony Ryan , the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 31st 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 #: **07121-JM**

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027