WARRANTY DEED

Return to:
REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 February, 2006

Notary Public

My Commission Expires: 11-22-2010
(AFFIX SEAL)

MATTHEW CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 216 CENTERVIEW DRIVE, SUITE 102
BRENTWOOD, TENNESSEE 37027 (615) 591-1156

Address of New Owners as Follows:
Jason CHURCH and Demeka CHURCH
4807 Enoch Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map Parcel No.
161-10-B-Parcel 157 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, **I, Ashley B. CREWS**, unmarried, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Jason CHURCH and Demeka CHURCH, husband and wife**, hereinafter called 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. 3 on the plan of Villages of Brentwood, Phase Eleven, of record in Book 9700, page 949, and amended in Instrument #20031219-0181287, Register's Office for Davidson County, Tennessee, to which plan is hereby referenced for a more complete and accurate legal description.

Being the same property conveyed to Ashley B. Crews, a single woman, by Warranty Deed from NVR, Inc. a Virginia Corporation, Successor by Merger to Fox Ridge Homes, Inc., dated May 25, 2001, recorded in Instrument NO. 20010531-0056137, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2007 and all subsequent years, which are a lien, but not yet due an payable.

All matters on the plan of record in Book 9700, page 949, Register's Office for Davidson County, Tennessee.

Subject to encumbrance of an ingress and egress from Village Way across the deeded property to the adjacent Church property built in such width and character as to be acceptable to the Metropolitan Government as a public road as stated in Book 11076, page 537, Book 11076, page 661 and Book 11526, page 579, said Register's Office.

Subject to terms provisions, covenants, Conditions and Restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Village of Brentwood of record in Book 6143, page 11, amended in Book 6393, page 495, and Book 8507, page 831, Book 11526, page 579 and Instrument No. 20000606-0056066 (said Instrument changing the subdivision name to Brentwood Summit) of record in said Register's Office, but OMITTING ANY RESTRICTIVE COVENANT(S) BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, unless and only to the extent that said covenant, condition or restriction (a) is exempt under Title 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Subject to an Agreement for Dedication of easement for Water Main and Appurtenances of record in Book 8197, page 338, said Register's Office Office.

Subject to a Stormwater Detention Agreement of record in Book 11078, page 919, said Register's Office.

HOA Charter of record in Instrument No. 20000606-0056067, said Register's Office

Conveyance of Open Space of record in Instrument No. 20001214-0122894, said Register's Office.

Subject to rights of others in and to the common areas and/or elements.

Subject to lien for special assessments as contained in the restrictions.

All matters on the plan of Open Space of record in Instrument No. 20010301-0018909, said Register's Office.

All matters on the Sidewalk Removal Acknowledgment and Release Villages of Brentwood, Phase Eleven of record in Instrument No 20031219-0181287, said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as: **4807 Enoch Drive, Lot 3, Villages Of Brentwood, Nashville, TN 37211**

Davidson County DEEDWARR
Recvd: 02/22/07 08:29 2 pgs
Fees:13.00 Taxes:649.35
20070222-0021709

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 person 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 15th day of February, 2007

GRANTOR:

Ashley B Crews

ASHLEY B. CREWS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ashley B. Crews with whom I am personally acquainted (or who proved to me their idenity on the basis of satisfactory evidence) and who upon oath, acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 15th day of February, 2007.

Carolyn Gleaves

NOTARY PUBLIC

My Commission expires: 8-16-08

