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

(1)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: OCTOBER 0, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2007.

Notary Public

Expiration of commission.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/05/07 08:13 2 pgs
Fees:13.00 Taxes:684.50
20070305-0026313

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Juana C. Rodriguez	**GMAC Mortgage Corporation**	**Map 172-8-O-B, Parcel 22-CO**
1613 Celebration Way	**PO Box 4025**	
Nashville, TN 37211	**Coraopolis, PA 15108**	

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,

Delynn C. Thayer, an unmarried woman

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

Juana C. Rodriguez and husband, Narayan Telangi

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 Lot No. 22 on the Plan of Phase One, Bridle Downs, of record in Plat Book 6900, page 701, corrected in Book 8169, page 240, Register's Office for Davidson County, Tennessee.

Property known as 1613 Celebration Way, Nashville, TN 37211 is a/k/a 300 Masterpiece Court, Nashville, TN 37211.

Being the same property conveyed to Delynn C. Thayer, by Warranty Deed, from Cedric G. Branch and wife, Donna H. Branch, of record in Instrument No. 20031016-0153603, Dated September 29, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, page 701 and Book 8169, page 240, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7448, page 772, Book 8814, page 631, Book 9818, page 68 and Book 9873, page 497, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7797, page 477 and Book 7797, page 485, Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record for common areas to Home Owners Association of record in Book 8838, page 983, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7266, page 813, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Book 8814, page 604, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 8814, page 639, 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 1613 Celebration Way, Nashville, TN 37211.

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 27th day of February, 2007.

X Delynn C. Thayer
Delynn C. Thayer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Delynn C. Thayer , 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 27th day of February, 2007.

A. Scott Hubbard
Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

File #: **07176-JM**

RECORD & RETURN TO:

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