Davidson County DEEDWARR
Recvd: 03/14/07 14:00 2 pg
Fees:13.00 Taxes:562.40

20070314-0031386

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 22, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie O'Bryan **8 Fawn Creek Pass** **Nashville, TN 37214**	**America's Wholesale Lender** **750 Old Hickory Blvd. #180** **Brentwood, TN 37027**	**122 1A 229W**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Camille Tooker and husband,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Stephanie O'Bryan, a Single 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:
Property being known as: 8 Fawn Creek Pass, Nashville, Davidson County, Tennessee 37214,

Land in Davidson County, Tennessee, BEING Unit No. 4 on the Plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Boundary Plat in Instrument No. 20000713-0069314 and Plat of record in No. 20001011-0101044, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Boundary Plat of record in Instrument No. 20000713-0069314 and Plat of record in Instrument No. 20001011-0101044; declaration of restrictive covenants in Instrument No. 20000711-0068562, Master Declarations in Instrument No. 20000607-0056981; Landscape Agreement in Instrument No. 20000612-0058346; Easements of record in Book 8332, Page 982; Charter in Instrument No. 20001013-0102000, By-Laws in Instrument No. 20001011-0101044, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Camille Gruber, unmarried by Warranty Deed from Centex Homes dated 12/28/01 and filed for record on 1/10/02 of record in Inst.No. 200201100003932, said Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **8 Fawn Creek Pass, Nashville, TN 37214**
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 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 our hands this 9th day of March, 2007.

Camille Tooker

Camille Tooker

Kevin Tooker by Camille Tooker-AIF

Kevin Tooker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Camille Gruber AKA~~ **Camille Tooker** and husband ~~Kevin Tooker~~ the bargainor(s) with whom I am personally acquainted or proved to me 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 and official seal at Nashville, Tennessee, this 12th day of March, 2007.

Commission Expires: _____

Notary Public

My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 9th day of March, 2007, before me personally appeared **Camille Gruber NKA Camille Tooker** to me known to be the person who executed the foregoing instrument in behalf of **Kevin Tooker** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same as the free act and deed of the said _____

Witness my hand and official seal at Nashville, Tennessee, this _____ day of March, 2007.

My commission expires: _____

Notary Public

My Commission Expires JULY 22, 2009