Davidson County DEEDWARR
Recvd: 04/04/07 13:15 3 pgs
Fees:18.00 Taxes:4070.00

20070404-0040444

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

X _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of April, 2007.

_____
Notary Public

My Commission Expires: 11/8/08

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles D. Williamson

1108 Safety Harbor Cove
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

64-3-C-31

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Naomi D. Lytle, married,* hereinafter referred to as Grantors, hereby transfers and conveys to Charles D. Williamson, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 206 on the Final Plat of Phase Four, Section One, Brandywine Pointe, of record in Plat Book 7900, Page 550 and 551, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Naomi D. Lytle by Warranty deed from Karl Ray Montgomery and Karl Ray Montgomery, Jr., of record in Instrument No. 200002170016196, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of Naomi D. Lytle.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 7900, Page 550 and 551, Register's Office of said County.

Terms, conditions, easements, rights and lien as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Deed Book 8980, Page 59, amended in Book 9010, page 627, Book 8120, page 188, as amended in Book 8671, page 484, Register's Office of said County.

HOA Charter of record in Deed Book 9013, Page 39 amended in Book 9117, page 77, Register's Office for said County.

Agreement for Clubhouse of record in Deed Book 9128, Page 615, Register's Office for said County.

By-Laws of record in Book 10721, page 835, Register's Office for said County.

Easement for Ingress/Egress of record in Deed Book 11108, Page 555, Register's Office for said County.

Subject to flow of any streams on and across subject property.

Rights or claims of parties in possession not shown by the public records.

Any and all visible easements lying on or across the property.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1108 Safety Harbor Cove, Old Hickory, TN 37138.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 2nd day of April, 2007.

_____ Naomi D. Lytle

Naomi D. Lytle

_____ _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Naomi D. Lytle, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 2nd day of April, 2007.

Notary Public

My Commission Expires: 11/8/08

