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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

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

Notary Public

Expiration of commission. 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 05/02/07 13:41 2 pgs
Fees:13.00 Taxes:888.00

20070502-0052540

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:
Holly L. Barnard	**Access National Mortgage Corporation**	**Map 160 Group 16-O-C Parcel 62-CO**
439 Old Towne Drive	**1800 Robert Fulton Road, Suite 350**	
Brentwood, TN 37027	**Reston, VA 20191**	

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,

Kelly Russell, a single person

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

Holly L. Barnard, 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:

Land in Davidson County, Tennessee, being Unit 62 on the plan of The Terraces at Brentwood Chase, of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kelly Russell by Warranty Deed from Alison C. McCreary, dated November 16, 2005, of record in Instrument No. 20051123-0141811, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 200011030109137, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20010328-0029845, Instrument No. 20001214013057, 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.
Storm Water Detention Agreement of record in Book 11115, Page 31, Book 11115, Page 281 and Book 11115, Page 286, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20001214-0123056 and Instrument No. 20000524-0051842, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20010208-0012530 and Instrument No. 20010208-0012529, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 9700, Page 653 and Book 9700, Page 654, Register's Office for DAVIDSON County, Tennessee.
Water Mains Easement of record in Book 8371, Page 320, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 11388, Page 128, Register's Office for DAVIDSON County, Tennessee. Revoked in Instrument No. 20000513-0053795.
By Laws of record in Instrument No. 20001214-0123058, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to HOA dues-if any.
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.

This is improved property known as 439 Old Towne Drive, 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 27th day of April, 2007.

Kelly Russell

Kelly Russell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Kelly Russell, a single person , 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 April, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **07310-CD**

RECORD & RETURN TO:

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