Davidson County DEEDWARR
Recvd: 06/04/07 08:29 2 pgs
Fees:13.00 Taxes:1291.30
20070604-0065585

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Craig B. Dever and Kelly Rasbury, Grantors
TO: Patrick Ryan Mayes and wife, Cristy M. Bright-Mayes, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Patrick Ryan Mayes 721 Winsley Place Brentwood, TN 37027	Same as Owner	172-13-0A- 080.00 CO

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $349,000.00.

Affiant

Subscribed and sworn to before me this the 29th day of May, 2007.

My commission expires: _____

NOTARY PUBLIC

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Craig B. Dever and wife, Kelly Rasbury, now known as Kelly Dever**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Patrick Ryan Mayes and wife, Cristy M. Bright-Mayes** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section Two Williams Grove, as of record in Plat Book 9700, page 902-906, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Craig B. Dever and Kelly Rasbury, by warranty deed recorded November 29, 2004 in Instrument No. 20041129-0141746, Register's Office for Davidson County, Tennessee, Kelly Rasbury having since married and now known as Kelly Dever.

This conveyance is made subject to:

1. Dedication of common area to Williams Grove Homeowners Association, Inc. of record in Instrument No. 20010514-0049489, Register's Office for Davidson County, Tennessee.

2. Charter of Incorporation of Williams Grove Homeowners Association, Inc. of record in Book 10741, page 671, amended in Instrument No. 20010618-0064214, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 9700, page 902-906, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Book 10951, page 699, Register's Office for Davidson County, Tennessee.
5. Any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

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 Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 721 Winsley Place, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 29th day of May, 2007.

"GRANTORS"

Craig B. Dever

Kelly Dever, formerly known as Kelly Rasbury

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Craig B. Dever & Kelly Dever, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee this 29th day of May, 2007.

My commission expires: 5-24-08

{Seal}

PATRICIA G. HOLT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Notary Public