Davidson County DEEDWARR
Recvd: 06/07/07 15:39 4 pgs
Fees:23.00 Taxes:2220.00

20070607-0068586

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Elizabeth Waller 419 Prestwick Court Nashville TN 37205	same	104140H05000CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHAUNA WALLER COVENY, f/k/a SHAUNA WALLER, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto ELIZABETH WALLER, the GRANTEE herein, her heirs, successors, and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Land lying in the 1st Civil District, 25th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, namely being Lot No. 15 as shown on Revised Plat of Whitworth Phase 3, Section 2, plat of record in Book 7900, page 969, and Surveyors Certificate of Correction of record in Book 10270, page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shauna Waller Coveny, f/k/a Shauna Waller, by Warranty Deed dated August 18, 2000 and recorded August 21, 2000, of record as Instrument Number 20000821-0082137, Registers Office for Davidson County.

Exhibit A more particularly sets forth the easements described on said plat, which easements are hereby granted and reserved. The areas that are subject to said easements are cross-hatched.

Exhibit A depicts the approximate location and configuration of the residences constructed or to be constructed on the affected lots. It is intended that the easements extend to the outside wall of each residence in the areas noted even if a residence is not constructed exactly as depicted on Exhibit A.

This is improved property known as 419 Prestwick Court, Nashville, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs, successors, and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

See Attached Exhibit B

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 7 day of June, 2007.

Shauna Waller Coveny

ACKNOWLEDGMENTS

STATE OF ~~TENNESSEE~~)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shauna Waller Coveny, f/k/a Shauna Waller, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 7th day of June, 2007.

GINGER M. REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 5-30-08

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $600,000.00.

Affiant

Sworn to and subscribed before me this 7th day of June, 2007.

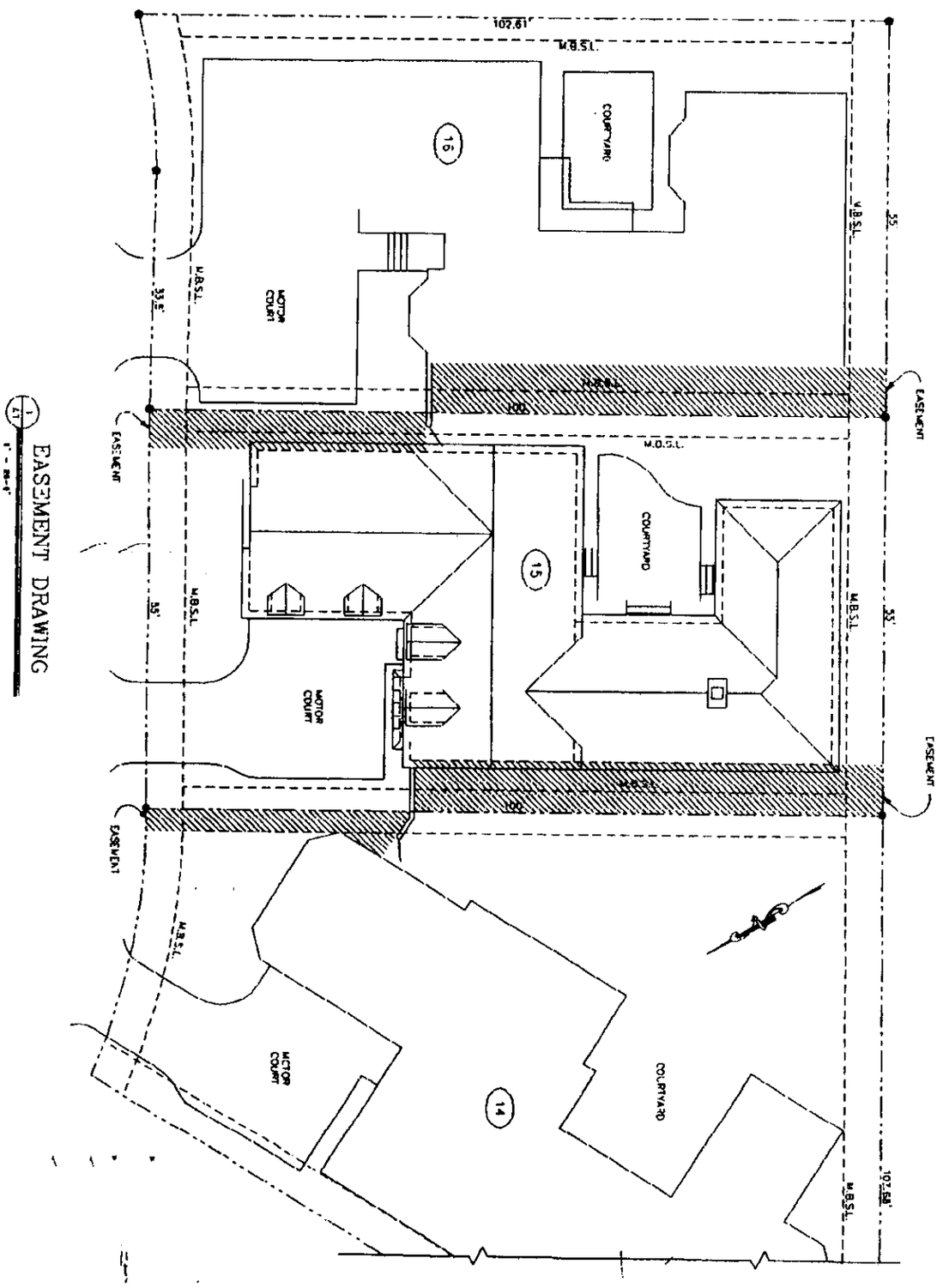
GINGER M. REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-30-08

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT "A"



EASEMENT DRAWING

EXHIBIT B

1. Matters shown on the Plan of record in Book 7900, page 969, Register's Office for Davidson County, Tennessee, and corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Section C, of record in Book 9567, page 216, Register's Office for Davidson County, Tennessee, and that Declaration of Annexation of Whitworth, Section C of record in Book 10503 Page 139, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for Prestwick, of record in Book 9567, page 259, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions for The Fairways at Richland, of record in Book 9567, page 301, said Register's Office.

6. By-Laws of Prestwick Association of record in Book 9567, page 294, Register's Office for Davidson County, Tennessee.

7. Deed of Easement of record in Book 9567, page 691, said Register's Office.

8. Designation and Agreement of Declarant of record in Book 9582, page 868, Register's Office for Davidson County, Tennessee.

9. Rights of others in and to the common elements.

10. Sewer Easement of record in Book 3467, page 204, said Register's Office for Davidson County, Tennessee.

11. Terms, conditions and provisions contained in the charters of SWMA Association, Whitworth Phase III Homeowner's Association, f/k/a Section C Association, Prestwick Association, and the Fairways at Richland Association, filed with the Tennessee Secretary of State at Book 2937, pages 2931 through 2944, and contained in the By-Laws of the four aforenamed associations, and any amendments thereto.

12. Easement Agreement of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.

13. Davidson County taxes for 2007, a lien but not yet due and payable.