Return To:
JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
d-1069

Davidson County DEEDWARR
Recvd: 06/08/07 13:25 3 pgs
Fees:18.00 Taxes:445.85
20070608-0068948

THIS INSTRUMENT PREPARED BY: **GEORGE CRAWFORD, JR.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $120,500.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2007. Notary Public My Commission Expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Michele Clark 136 Cumberland Trace Nashville, TN 37214	Send Tax Bills To: Same	Map-Parcel Number: 073 16 0A 136.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID ROWLAND,** married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHELE CLARK,** unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 136 as shown on the Plat of Cumberland Trace of record in Book 5200, page 700, Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowners' Association, all as described in Book 6218, page 528, said Register's Office.

Being the same property conveyed to David Rowland, by deed from Cumberland Trace Partnership, a Tennessee general partnership, of record in Book 6311, page 962, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

The subject property is not the principal residence of the grantor as defined by statute.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 700, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee.

4. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 4373, page 83, Register's Office for Davidson County, Tennessee.

5. Easement for a 20 foot roadway as recorded in Book 1878, page 164 and in Book 2753, page 60, and the benefit of said easement as recorded in Book 1878, page 164, in said Register's Office.

6. Easement of record in Book 2203, page 189, in said Register's Office.

7. Reservation of the right to draw water from a well located on said property of record in Book 635, page 618, in said Register's Office.

8. Easement of record in Book 1126, page 461, Register's Office for Davidson County, Tennessee.

9. Easement of record in Book 1422, page 179, Register's Office for Davidson County, Tennessee.

10. Easement of record in Book 2281, page 177, Register's Office for Davidson County, Tennessee.

11. Easement of record in Book 4215, page 423, Register's Office for Davidson County, Tennessee.

12. Ingress and Egress Easement of record in Book 6113, page 475, Register's Office for Davidson County, Tennessee.

13. Restrictive Covenants as set forth in instrument recorded in Book 6218, page 528, Register's Office for said County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

14. Dedication of Common Area to Cumberland Trace Homeowner's Association of record in Book 6218, page 525, Register's Office for Davidson County, Tennessee.

15. Reservation Easement of record in Book 3571, page 194, Register's Office for Davidson County, Tennessee.

This is improved property known as 136 Cumberland Trace, Nashville, Tennessee, 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 Grantee, his heirs and assigns, forever; and we covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 6th day of June, 2007.

David Rowland

DAVID ROWLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID ROWLAND**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of June, 2007.

Notary Public

My Commission Expires: 5/2/2011

GEORGE V. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.