Davidson County DEEDWARR
Recvd: 06/11/07 10:18 2 pgs
Fees:13.00 Taxes:625.30
20070611-0069509

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of June, 2007.

Notary Public

My Commission Expires: 10/10/09

**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:
Jill Grooms
7720 Porter House Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

170500381

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, Margaret L. Gill, an unmarried woman hereinafter referred to as Grantors, hereby transfers and conveys to Jill Grooms, an unmarried woman, 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 67, on the Plan of Revision Two, Section Two, Lenox Village, of record as Instrument Number 20030115-0006163 Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Margaret L. Gill, unmarried by warranty deed from NVR, Inc., T/A Ryan Homes, a Virginia corporation, of record in Instrument No. 20031211-0177833, Register's Office for Davidson County, Tennessee, dated November 25, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat of record in Instrument No. 20030115-0006163, Register's Office of said County.

Easements of record in Instrument No. 20071129-6130322, 20011106-0121932, 20011112-012385, 20020408-0092676, Book 7361, Page 230, Book 7985, Page 449, Instrument No. 20010918-0100850, 20010103-0000902, 20010103-0000902, said Register's Office.

Restrictive Covenants of record in Book 421, Page 146, Instrument No. 20020315-0032826, Instrument No. 20030115-0006163, Instrument No. 20020911-0110906, Instrument No. 20021226-0158459, Instrument No. 20020501-008757, Instrument No. 20021226-0158458, 20026507-0056338, Instrument No. 20020315-0032825, Instrument No. 20030725-0104065, said Register's Office.

Master Deed of record in Instrument No. 20020412-0045831, said Register's Office.

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 7720 Porter House Drive, Nashville, TN 37211.

**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 5th day of June, 2007.

Margaret L. Gill

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Margaret L. Gill, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/5/2007.

Witness my hand and official seal this 5th day of June, 2007.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIOWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008