Davidson County DEEDWARR
Recvd: 06/26/07 10:24 3 pgs
Fees:18.00 Taxes:469.90

20070626-0076113

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$127,000.00** (One Hundred Twenty Seven Thousand).

Marie K. Mazzara
AFFIANT

Subscribed to and sworn before me this 13th day of June, 2007.

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

My Commission Expires JAN. 24, 2009

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

| **ADDRESS NEW OWNER(S) AS FOLLOWS:** | **SEND TAX BILLS TO:** | **MAP-PARCEL NUMBER:** |
|---|---|---|
| Marie K Mazzara<br>1848 Lincoya Bay Drive<br>Nashville,TN 37214 | SunTrust Mortgage, Inc.<br>201 4th Avenue North/7th Floor<br>Nashville, Tennessee 37219 | 109-05-0D-128.00CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AUDREY L. ROBERTSON AND MICHAEL E. ROBERTSON, WIFE AND HUSBAND** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARIE K MAZZARA, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 No. 1848 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585 and amended in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Audrey L. Robertson and Michael E. Robertson, wife and husband, in Instrument 20051227-0153518 recorded 12/27/2005, Register's Office for Davidson County, Tennessee. Audrey L. Robertson executes this instrument as Attorney-In-Fact on behalf of Michael E. Robertson, pursuant to the Power of Attorney being recorded in Instrument * , Register's Office for Davidson County, Tennessee.

* 20070626-0076112

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**1848 LINCOYA BAY DRIVE**<br>**NASHVILLE,TN37214** |
|---|---|---|

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

LTSR Number

GTE File 20070

**WITNESS,** this 13th day of June, 2007

**Audrey L. Robertson**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 13th day of June, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Audrey L. Robertson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of June, 2007.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

**WITNESS,** this 13th day of June, 2007.

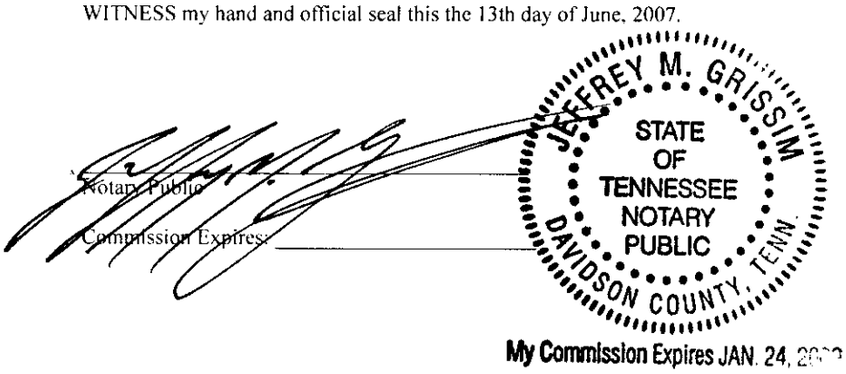
**Michael E. Robertson**

By: _____
**Audrey L. Robertson, Attorney-In-Fact**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 13th day of June, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Audrey L. Robertson** to me known to be the person who executed the foregoing instrument in behalf of **Michael E. Robertson**, and acknowledged that she executed that same as the free act and deed of the said **Michael E. Robertson**.

WITNESS my hand and official seal this the 13th day of June, 2007.




Notary Public

Commission Expires: _____

My Commission Expires JAN. 24, 2008