Davidson County DEEDWARR
Recvd: 06/26/07 13:35 2 pgs
Fees:13.00 Taxes:1352.35
20070626-0076286

THIS INSTRUMENT PREPARED BY and RETURN TO:
Skyline Title & Escrow
6200 Baum Dr., #13
Knoxville, TN 37919

Record Data Above

WARRANTY DEED

THIS DEED, made and entered into this the ***22nd day of June, 2007,*** by and between ***David Ian Bixby and spouse Stephanie Freeman Bixby*** hereinafter known as the Party(ies) of the First Part, and ***Graves C. Stubblefield III, unmarried*** hereinafter known as the Party(ies) of the Second Part;

WITNESSETH: That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and do/does hereby grant and convey unto the Party of the Second Part, his/her/their heirs and assigns, with covenants of general warranty of title, the following described property located in ***Davidson*** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Crest Meade, Section 1 of record in Book 2331, page 153, Register's Office for said County.

Said Lot No. 10 fronts 112.0 feet on the northeasterly margin of Georgetown Drive and extends back 520.0 feet on the northwesterly line and 606.0 feet on the southeasterly line to a dead line in the rear, measuring 188.0 feet thereon.

This conveyance is subject to a 125 foot minimum building setback line from Georgetown Drive and a 10 foot easement for public utility purposes along the rear line(s) and a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot.

Being the same property conveyed to David Ian Bixby and spouse, Stephanie Freeman Bixby by Warranty Deed from Loys Fulton Johnson and wife, Sharon A. Johnson dated 06/06/03 and recorded 06/11/03, filed of record in Instrument # 20030611-0080614, in said Register's Office.

Tax ID: 115-03-0-076.00
Property Address: 756 Georgetown Dr., Nashville, TN 37205

The above legal description is the same as the last Deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is made subject to all applicable restrictions, easements, building setback lines and conditions of record in said Register's Office.

SUBJECT TO the notes and other indicated restrictions, if any, on said plat or plats and subject to the conditions, covenants, reservations, easements, charges and liens reflected in the Declaration and Supplemental Declarations filed in connection therewith in the office of the Register of Deeds for said County and State.

THIS PROPERTY IS SUBJECT TO all applicable easements, permissive use agreements and restrictions of record in the ***Davidson*** County Register of Deeds' Office. Also conveyed are all rights in and to any and all applicable easements and permissive use agreements of record at the Register of Deeds Office for ***Davidson*** County, Tennessee.

THE PREPARER OF THIS DEED HAS NOT SEARCHED THE TITLE OF THIS PROPERTY AND MAKES NO REPRESENTATION OR WARRANTIES AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

TO HAVE AND TO HOLD unto the Party of the Second Part, his/her/their heirs and assigns, forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those exceptions, reservations and other matters described on Exhibit "B" attached hereto and incorporated herein by reference; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

It is expressly agreed by the party hereto that all taxes for the year ***2007*** shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signature on this day and year first above written.

Grantor:

David Ian Bixby

Stephanie Freeman Bixby

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors ***David Ian Bixby and Stephanie Freeman Bixby*** with whom I am personally acquainted and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the **22nd day of June, 2007**

My commission expires:
9-7-07

ANTHONY ELLIS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$365500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the **22nd day of June, 2007.**

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the **22nd day of June, 2007**

My commission expires: 9-7-07

ANTHONY ELLIS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

Notary Public

NAME AND ADDRESS OF PROPERTY OWNER:
Graves C. Stubblefield III
756 Georgetown Dr.
Nashville, TN 37205

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS ABOVE