McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 13, 2009
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $241,500.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2007.

Notary Public

Expiration of commission.

Davidson County DEEDWARR
Recvd: 06/29/07 15:00 2 pgs
Fees:13.00 Taxes:893.55
20070629-0078086

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Andrews **Frederick Williams**	**Bank of America, N.A.**	**Map\Parcel: 172-12-0A-78**
1509 Roundhill Court	**9000 Southside Blvd, Bldg 700**	
Nashville, TN 37211	**Jacksonville, FL 32256**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Brian Elliott and wife, Gwen Elliott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Andrews, an unmarried man, and Frederick Williams, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 340 on the Plan of Bradford Hills, Section Three, a Planned Unit Development of record in Plat Book 7900, Page 239, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian Elliott and wife, Gwen Elliott by Warranty Deed from Christopher W. Hackler and Laura K. Hackler, dated December 31, 2003, of record in Instrument No. 20040113-0005339, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 239, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8377, Page 972 and Book 8267, Page 616, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 8071, Page 531, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7690, Page 260 and Book 8377, Page 808, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 8377, Page 764, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 8071, Page 520, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for DAVIDSON County, Tennessee.
Agreement with Southern Bell of record in Book 1113, Page 606 and Book 1318, Page 441, Register's Office for DAVIDSON County, Tennessee.
Planned Unit Development Boundary Plat of record in Book 7900, Page 6, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 10316, Page 577, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues-if any.

This is improved property known as 1509 Roundhill Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 28th day of June, 2007.

Brian Elliott

Gwen Elliott

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Brian Elliott and wife, Gwen Elliott , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2007.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 13, 20

Notary Public

My Commission Expires:

File #: **07498-JM**

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027