Davidson County DEEDWARR
Recvd: 07/02/07 12:24 3 pgs
Fees:18.00 Taxes:725.20

20070702-0078625

29-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $196,000.00.

WILEE IRONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2007.

Notary Public

My Commission Expires: 5-24-2008

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:
Craig Pelat
7916 Boone Trace
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
126-15-A-53.00 CO

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, **Jeffrey C. Black, Married** hereinafter referred to as Grantors, hereby transfers and conveys to **Craig Pelat,** unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 92, Phase One on the Plan of Boone Trace at Biltmore, as of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey C. Black by Warranty Deed from Howard L. Cauvel and wife, Elizabeth A. H. Cauvel, of record in Instrument No. 20030304-0028586, Register's Office for Davidson County, Tennessee.

***Carly S. Black joins in this conveyance to convey any and all of her marital interest in said property.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee.

Subject to all matters on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee.

Easements for Underground Utilities, of record in Book 8992, Page 63, and Book 9665, Page 420, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement of record in Instrument No. 20001120-0114598, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement. of record in Instrument # 20021217-0155376, Register's Office for Davidson County, Tennessee.

Easement for Dedication of Public Utilities for Harpeth Valley Utility District, of record in Instrument No. 20040406-0038745, Register's Office for Davidson County, Tennessee.

Easement for Public Utilities, of record in Instrument No. 20040204-0013636, Register's Office for Davidson County, Tennessee.

Easement for Ingress/Egress of record in Book 3462, Page 445, and Book 5446, Page 47, Register's Office for Davidson County, Tennessee.

Easement for Tennessee Electric Power Company of record in Book 751, Page 396, Register's Office for Davidson County, Tennessee.

Easement for Bell South Telecommunications, of record in Book 756, Page 142, Register's Office for Davidson County, Tennessee.

Easement for Drainage, of record in Book 3027, Page 261, and Book 3027, Page 321, Register's Office for Davidson County, Tennessee.

Easement for TVA of record in Book 4181, Page 383, Book 11200, Page 514 & 555, and Book 4225, Page 587, Register's Office for Davidson County, Tennessee.

Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument(s) of record in Book 7265, Page 657, Book 9342, Page 312, Book 9735, Page 931, Book 10032, Page 813, Book 10306, page 817, Book 11455, Page 443, and in Instrument No. 20000126-0008529, 20010717-0075902, 20010607-0060003, 20011003-0107279 and 20011119-0126832, Register's Office for Davidson County, Tennessee.

Instrument No. 20010717-0075902 purports to be the only restriction governing Boone Trace, but it fails to vacate those restrictions of record in Book 7265, Page 657; and Instrument No. 20000126-0008529, Register's Office for Davidson County, Tennessee.

Home Owners Association Charter of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas by Quitclaim Deed from NVR, Inc., d/b/a Fox Ridge Homes and Tennessee Contractors, Inc. unto Boone Trace Homeowners Association, Inc. of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.

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 7916 Boone Trace, Nashville, TN 37221.

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 28th day of June, 2007.

Jeffrey C. Black

Carly S. Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jeffrey C. Black and Carly S. Black, with whom I am personally acquainted, or proved to me 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 and official seal this 28th day of June, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY