Davidson County DEEDWARR
Recvd: 07/03/07 10:10 2 pgs
Fees:13.00 Taxes:566.10

20070703-0079272

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ruth Gomez	New Owner	Map/Parcel
1529 Bell Trace Drive		039-019.03
Antioch, TN 37013		07-06-13020

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Randall S. Lee and wife, Monika Lee,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Ruth Gomez, a married woman** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 47, Bell Crest, Section One, of record in Plat Book 7900, page 753, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randall S. Lee and wife, Monika Lee by Quitclaim Deed from B & B Management Services, LLC, a Tennessee Limited Liability Company in Instrument No. 20070627-0076590 **Register's Office for Davidson County, Tennessee.**

This conveyance is subject to the following:

1. All matters as shown on Plat in Plat Book 7900, page 753 and PUB Boundary Plat in Book 7900, page 719, Register's Office for Davidson County, Tennessee.

2. Covenants, Conditions and Restrictions of record in Book 9408, page 320; Book 9613, page 20; and Book 9892, page 927, Register's Office for Davidson County, Tennessee.

3. Homeowner's Association Charter of record in Book 9421, page 454, Register's Office for Davidson County, Tennessee..

4. Easement of recorded in Book 4984, page 569; Book 5020, page 739; Book 5025, page 614; Book 5287, page 976; Book 6145, page 226; Book 6303, page 596; Book 6813, page 10131, page 914; and Book 10131, page 918, Register's Office for Davidson County, Tennessee.

5. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantees.

This is improved property commonly known as: **1529 Bell Trace Drive, Antioch, Tennessee** 37013

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value. whichever is greater for this transfer is ~~$174,000.00~~ $153,000.00

Monika Lee

Affiant

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

My Commission Expires 03/21/2009

My Commission Expires: _____

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28 day of June, 2007.

Randall S. Lee

Randall D Lee

Monika Lee

Monika Lee

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, **Randall S. Lee and Monika Lee**, with whom I am personally acquainted, or proved to me on the basis of evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and executed the foregoing instrument for the purposes therein contained.

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

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

Notary Public

My Commission Expires 03/21/2009

My commission expires: _____