Davidson County DEEDWARR
Recvd: 07/13/07 09:51 2 pgs
Fees:13.00 Taxes:473.60

20070713-0083498

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is ~~$128,600.00~~ $128,000.00

Affiant

Subscribed and sworn to before me, this 10th day of July, 2007.

Notary Public
My commission expires: ~~02/24/08~~ 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

06-0706-72784

Address of New Owner:	Send Tax Bills to:	Tax Information
Joel G. Grubbs 1722 Lincoya Bay Drive Nashville TN 37214	New Owner	109-05-0-D 043.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Beth Wedekind now Mary Beth Jones**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joel G. Grubbs and ~~wife~~ Julie A. Champion, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: as tenants in common with rights of survivorship

Land in Davidson County, Tennessee, being Unit No. 1722, on the Plan of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, 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, Register's Office for Davidson County, Tennessee, to which plan 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, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to 70 South Associates, LLC, a Tennessee limited liability company by deed from Lakes Multi-Family Land, LLC, a Tennessee limited liability company, dated December 4, 2002, recorded December 4, 2002, of record in Instrument No. 20021204-0149456, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Beth Wedekind, unmarried by deed from 70 South Associates, LLC, a Tennessee limited liability company, dated August 31, 2005, recorded September 6, 2005, of record in Instrument No. 20050906-0106679, Register's Office for Davidson County, Tennessee.

Ashley Brett Jones, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

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.

This property is improved property known as 1722 Lincoya Bay Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of July, 2007.

Mary Beth Jones

Ashley Brett Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Beth Jones and Ashley Brett Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 10th day of July, 2007.

Amanda Vaughn
Notary Public

My Commission Expires: 1/24/09



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