Davidson County DEEDWARR
Recvd: 07/18/07 11:13 2 pgs
Fees:13.00 Taxes:861.73

20070718-0085418

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,900.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 9.19.09
(AFFIX SEAL)

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

R-CIIP-07-278

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca L. Merritt	Rebecca L. Merritt	
278 Glenstone Circle	(NAME) 278 Glenstone Circle	171-2-A-126.00 CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONNA M. KOMISAR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REBECCA L. MERRITT, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 126, BRENTWOOD VILLA, PHASE 3-B, OF RECORD IN PLAT BOOK 6900, PAGE 4, AMENDED IN BOOK 6900, PAGE 329, AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6923, PAGE 943, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO DONNA M. KOMISAR BY WARRANTY DEED FROM WILLIAM P. MCAFEE AND WIFE, BRENDA A. MCAFEE, RECORDED ON THE 31ST DAY OF MARCH, 1995 IN BOOK 9632, PAGE 490, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6900, PAGE 4, AMENDED IN BOOK 6900, PAGE 329; BY-LAWS OF RECORD IN BOOK 7423, PAGE 567, AMENDED IN BOOK 8074, PAGE 564; ASSOCIATION CHARTER OF RECORD IN BOOK 6936, PAGE 895, AMENDED IN BOOK 7998, PAGE 249 AND BOOK 8267, PAGE 270; MASTER DEED OF RECORD IN BOOK 6923, PAGE 943, AS AMENDED BY INSTRUMENT OF RECORD IN BOOK 7035, PAGE 115 AND BOOK 7101, PAGE 730, RE-FILED IN BOOK 7143, PAGE 18 AND AMENDED IN BOOK 7266, PAGE 84 AND BOOK 7423, PAGE 574; EASEMENT OF RECORD IN BOOK 5155, PAGE 164; STORM WATER DETENETION AGREEMENT OF RECORD IN BOOK 6385, PAGE 814, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 278 Glenstone Circle, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 16th day of July, 2007.

Donna M. Komisar

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna M. Komisar, the within named bargainor, 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 the 16th day of July, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903