WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/07 14:34 3 pgs
Fees:18.00 Taxes:96.20
20070726-0088959

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$26,000.00.**

Daphne M. Davi
Affiant

Subscribed and sworn to before me this 26th day of July, 2007

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Elaine Bond	SAME	149-09-0-199.00
4717 Miners Cove		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Quincy Corbitt**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Elaine Bond and Tina Mercado,** as joint tenants, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 154 on the plan of Section Four, Terragon Trails, of record in Book 5050, page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Quincy Corbitt by deed from Richard Hlavati, unmarried, July 26, 2007, of record in Instrument Number 20070726-0088955 **, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 5050, page 57, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4967, page 406; and book 5084, page 842; and Book 5116, page 138; and Book 5146, page 680; and book 5179, page 214; and Book 5179, page 218; and Book 5273, page 656; and Book 5341, page 979; and Book 5341, page 983, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4717 Miners Cove, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 26, 2007.

Quincy Corbitt

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Quincy Corbitt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 26, 2007

My commission expires 8-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal E. Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal E. Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)