McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,595.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mariela Santiago	NEW OWNER	14815022200
(NAME)	(NAME)	
220 Dovewood Court		
(ADDRESS)	(ADDRESS)	2007-0467
Nashville, TN37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Veatrice Storey**, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mariela Santiago,** a single person, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 28 on the plan of Section 6, Apache Hills, as shown by plat of record in Plat Book 5200, page 173, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 28 fronts 38.38 feet on the southerly margin of the cul-de-sac at the terminus of Dovewood Court and extends back 120.16 feet on the northeasterly line and 138.77 feet on the southwesterly line to broken lines inthe rear measuring 473.65 feet thereon.

Being the same property conveyed to Veatrice Storey by warranty deed of David E. Page and Debra M. Page, of record in Instrument #20070313-0030704, conveyance dated March 9, 2007, Register's Office of Davidson County, Tennessee; and being the same property conveyed to David E. Page, a one-half interest (1/2) undivided interest as tenants by the entirety, by deed from Debra M. Page aka Debra Morring Page, dated December 23, 1996, and of record in Book 10311, page 166. And being the same property conveyed to Debra M. Page aka Debra Morring Gadsey by Quitclaim Deed from Charles Barry Gadsey, dated December 26, 1985, and of record in Book 6760, page 487, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2007 County Taxes a lien against said property but are not yet due and payable. Map 148-15 Parcel 22.20 Restrictive covenants of record in Book 5449, page 535, Register's Office of Davidson County, Tennessee. Agreement for dedication of easement for storm sewers and/or sanitary sewers of record in Book 6313, page 652, said Register's Office. Subject to all matters appearing of record in Plat Book 5200, page 173, said Register's Office.

This property, known as 220 Dovewood Court, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Davidson County DEEDWARR
Recvd: 08/02/07 10:19 2 pgs
Fees:13.00 Taxes:409.20
20070802-0091841

Witness my/our hand(s) this 27TH DAY OF JULY, 2007.

Veatrice Storey

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Veatrice Storey, with whom I am personally acquainted (or provided 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 27th day of July, 2007.

Notary Public

My Commission Expires: 6/14/08

(SEAL)

