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

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $187,000.00

Affiant

Subscribed and sworn to before me, this 13th day of August, 2007.

Notary Public

Expiration of commission. 9/16/09

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 08/17/07 11:03 2 pgs
Fees:13.00 Taxes:691.90

20070817-0098501

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert J. Fulmer **Sonja A. Fulmer**	**New Owners**	**Map\Parcel: 161-10-0B-150**
5257 Village Trace		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

William Y. Boadi and wife, Nancy B. Boadi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert J. Fulmer and Sonja A. Fulmer, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Villages of brentwood, Phase Twelve, as of record in Book 7900, Page 713, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Y. Boadi and wife, Nancy B. Boadi by Warranty Deed from Jian Wang and wife, Peiwei Chen, dated August 29, 2000, of record in Instrument No. 20000901-0086864, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 713, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6143, Page 11, Book 6398, Page 495 and Book 7207, Page 251, Register's Office for DAVIDSON County, Tennessee.
TVA Easement of record in Book 2338, Page 222, Book 2335, Page 221 and Book 5753, page 913, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 6897, Page 120 and Book 6897, Page 184, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 6730, Page 508, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 7599, Page 914, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Book 9718, Page 624, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 8197, Page 338, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues-if any.

This is improved property known as 5257 Village Trace, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 13th day of August, 2007.

William Y. Boadi by: A. Scott Hubbard Attorney in fact
William Y. Boadi
By: A. Scott Hubbard, Attorney-in-Fact

Nancy B. Boadi by: A. Scott Hubbard Attorney in fact
Nancy B. Boadi
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of William Y. Boadi and wife, Nancy B. Boadi for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for William Y. Boadi and wife, Nancy B. Boadi and is authorized by William Y. Boadi and wife, Nancy B. Boadi to execute this instrument on ~~his/her~~ their behalf.

Witness my hand, at office, this 13th day of August, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **07646-CD**
RECORD & RETURN TO:

_____

_____

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