Davidson County DEEDWARR
Recvd: 08/29/07 11:47 2 pgs
Fees:13.00 Taxes:943.50

20070829-0103671

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Carol A. Clawson
Affiant

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 27th day of August, 2007.

Notary Public:

My Commission Expires: 12/09/07

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
David L. Card, Christopher M. Yount, Jefferson M. Yount & Michael E. Williamson 3120 Thistle Down Lane Antioch, TN 37013	New Owner	173100A00700CO

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 of which is hereby acknowledged, I/we, **George Cabanas, Jr. and wife, Amanda Jo Cabanas**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David L. Card, Christopher M. Yount, Jefferson M. Yount and Michael E. Williamson** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 7 on the Plan of Final Plat of Phase One, Barnes Bend Estates, or record in Instrument Number 20050802-0090369, Register's Office for Davidson County, Tennessee, to which plan reference hereby made for a complete description thereof.

BEING the same property conveyed to George Cabanas Jr. and wife, Amanda Jo Cabanas, by Warranty Deed from The Jones Company of Tennessee, dated May 10, 2006, recorded May 12, 2006, in Instrument Number 20060512-0055906, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Instrument Number 20050802-0090369, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Number 20050524-0058309, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Storm Water Detention Agreement set forth in the instrument recorded in Instrument Number 20040907-0107464, Register's Office for Davidson County, Tennessee.

Sanitary Sewer easement set forth in the instrument recorded in Instrument Number 200400413-0041473, Register's Office for Davidson County, Tennessee.

Inress and Egress easement set forth in the instrument recorded in Book 5385, Page 986, Register's Office for Davidson County, Tennessee.

Public Right of Way easement set forth in the instrument recorded in Book 5215, Page 482, Register's Office for Davidson County, Tennessee.

2007 Davidson County taxes a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3120 Thistle Down Lane, Antioch, TN 37013

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 27th day of August, 2007.

Amanda Jo Cabanas by Her Atty-in-Fact

George Cabanas, Jr.

Amanda Jo Cabanas by George Cabanas, Jr. Her Atty-in-Fact

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **George Cabanas, Jr., individually and in his capacity as Attorney in Fact for Amanda Jo Cabanas**, the bargainor(s), 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 27th day of August, 2007.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075

RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067