Davidson County DEEDWARR
Recvd: 09/12/07 15:25 2 pg:
Fees:13.00 Taxes:573.13

20070912-0109598

WARRANTY DEED

R-CL-07-5845

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

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
Pamela Hoppes	Wachovia Mortgage Corporation	
5845 Nolensville Road #317 (ADDRESS)	(NAME) 5080 Spectrum Dr., Ste. 200 East (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Addison, TX 75001 (CITY) (STATE) (ZIP)	161-16-A-94.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LYDIA KATHERINE WINSTEAD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAMELA HOPPES, A SINGLE WOMAN, 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 NO. 94 ON THE PLAN OF TOWNHOMES OF SHADOW GLEN AS SHOWN ON THE EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040315-0029248; INSTRUMENT NO. 20040317-0030572; INSTRUMENT NO. 20040713-0083179; INSTRUMENT NO. 20040720-0086706 AND INSTRUMENT NO. 20040720-0086707, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LYDIA KATHERINE BOLEN, UNMARRIED BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 14TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050714-0081846, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID LYDIA KATHERINE BOLEN HAS SINCE MARRIED AND IS NOW KNOWN AS LYDIA KATHERINE WINSTEAD.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 8064, PAGE 815 AND INSTRUMENT NOS. 20040315-0029248, 20040317-0030572, 20040720-0086706, 20040713-0083179, 20040720-0086707, 20041021-0126776, 20041025-0128065, 20050118-0005927, 20050317-0029206, 20051007-0121715, 20051107-0134921, 20051207-0147464 AND 20060124-0009112; EASEMENTS OF RECORD IN BOOK 9640, PAGE 881, BOOK 7382, PAGE 755 AND INSTRUMENT NOS. 20040917-0112429 AND 20030903-0127697; JOINT ACCESS ROADWAY AGREEMENT OF RECORD IN BOOK 8064, PAGE 831 AND INSTRUMENT NO. 20000114-0004981; CHARTER OF HOMEOWNER'S ASSOCIATION OF RECORD IN INSTRUMENT NO. 20040316-0029917; AND QUITCLAIM DEED FOR OPEN SPACE AND COMMON AREA OF RECORD IN INSTRUMENT NO. 20050127-0010261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 5845 Nolensville Road #317, Nashville, Tennessee 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 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 10th day of September, 2007.

Lydia Katherine Winstead

Lydia Katherine Winstead

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lydia Katherine Winstead and John Bradley Winstead, 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 10th day of September, 2007.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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