 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $152,000.00 Affiant Subscribed and sworn to before me, this 26th day of September, 2007. Notary Public Expiration of commission. 3/29/11

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

Davidson County DEEDWARR
Recvd: 09/27/07 14:52 3 pgs
Fees:18.00 Taxes:562.40
20070927-0115532

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy J. Davison **Erin K. Davison**	SunTrust Mortgage	**Map 164, Group 16-OA, Parcel 89**
1713 Birdsong Chase	201 Fourth Ave N 7th Fl.	
Antioch, TN 37013	Nashville, TN 37219	

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,

Marcela Thornhill, married

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

Timothy J. Davison and Erin K. Davison

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. 53 on the Plan of Section Four, Meadow Woods, of record in Instrument No. 20010605-0058115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Marcella Thornhill, married, by Cash Deed For Tennessee, from Department of Housing and Urban Development, of record in Instrument No. 20040708-0081470, Dated June 21, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20010605-0058115, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10666, page 748, Book 10788, page 10, Instrument No. 20000524-0051988, Instrument No. 20010830-0094506and Instrument No. 20010911-0098356, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 11387, page 931, Register's Office for DAVIDSON County, Tennessee.
Easement to Tennessee Electric Power Company of record in Book 478, page 38, Register's Office for DAVIDSON County, Tennessee.
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.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1713 Birdsong Chase, Antioch, TN 37013.

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 26th day of September, 2007.

Marcela Thornhill

*Daniel Thornhill, spouse of Marcela Thornhill, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Daniel Thornhill

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Marcela Thornhill and Daniel Thornhill, the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 26th day of September, 2007.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES JULY 17, 2009

Notary Public

My Commission Expires:

File #: **07733-JM**
RECORD & RETURN TO:

_____

_____

_____

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

