Davidson County DEEDWARR
Recvd: 10/26/07 15:25 2 pgs
Fees:13.00 Taxes:721.50
20071026-0126970

WARRANTY DEED

Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$195,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of October, 2007.

Notary Public
My Commission expires: 3/4/2011
(Affix Seal)

THIS INSTRUMENT PREPARED BY Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204		
ADDRESS OF NEW OWNER: Raymond Gliga	SEND TAX BILLS TO: Same	MAP & PARCEL NUMBER: 126-15-0-A-268.00CO
7204 Explorer Trail		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cynthia Joy White, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Raymond Gliga and Katherine A. Gliga, joint tenants with rights of survivorship, and Brooke Gliga, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 56 on the plan of Section Six, Boone Trace at Biltmore, of record in Instrument Number 20010607-0060003, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cynthia Joy White, unmarried, by deed from NVR, Inc. t/a Ryan Homes, on November 21, 2001, of record in Instrument Number 200111300131959, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20010607-0060003, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7265, page 657; and Book 9342, page 312; and Book 9735, page 931; and Book 10032, page 813; and book 10306, page 817; and Book 11455, page 443; and Instrument Number 20000126-0008529; and 20010717-0075902; and 20001211-0121618; and 20011119-0126832, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 8992, page 63; and Book 9665, page 420, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20011119-0126831, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7204 Explorer Trail, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 18, 2007.

Cynthia Joy White

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cynthia Joy White,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 18, 2007

My commission expires 8/19/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY