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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 27088-10-2007**<br><br>**Record & Return To:**<br>**Founders Title & Escrow**<br>**1912 21st Avenue South**<br>**Nashville, TN 37212** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $625,000.00.<br>Affiant<br>Subscribed and sworn to before me this 5th day of November, 2007.<br>Notary Public<br>My Commission Expires: |

# WARRANTY DEED

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| **Address New Owner:**<br>Sharon Eva Cantrell<br>113 Abbottsford<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>Countrywide Bank, FSB<br>PO Box 660694<br>Dallas, TX 75266-0694 | **Tax Information:**<br>Map and Parcel No.:<br>117130B084.00CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maurice W. Pinson and wife, Karole B. Pinson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sharon Eva Cantrell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 113 Abbottsford, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the ____ day of November, 2007.

Maurice W. Pinson

Karole B. Pinson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Maurice W. Pinson and Karole B. Pinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2007.

Notary Public

My Commission Expires:

My Commission Expires August 23, 2011

Davidson County DEEDWARR
Recvd: 11/07/07 11:06 2 pgs
Fees:13.00 Taxes:2312.50

20071107-0131368

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6200, page 419 through 421 and amended in Book 6607, page 524, Book 6771, page 683 and Book 6800, page 164, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Maurice W. Pinson and wife, Karole B. Pinson by Warranty Deed dated January 28, 1992 from Mary Frances Rudy and husband, Charles Patrick Flynn of record in Book 8543, page 787, Register's Office for Davidson County, Tennessee. Being further conveyed to Karole B. Pinson by Quitclaim Deed from Maurice N. Pinson in Instrument No. 20031223-0182448, said Register's Office.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants and Reciprocal Easements contained in an instrument of record in Book 6478, page 177 and amended in Book 6530, page 242, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Abbottsford, of record in Book 6537, page 303, amended and restated in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152 and re-recorded in Instrument No. 20010514-0049648, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Dedication of common area to Abbottsford Homeowner's Association, Inc. of record in Book 7175, page 761, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Abbottsford Homeowner's Assocation, Inc. of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan Frank R. Leu Property of record as Book 6250, page 418, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6250, page 419 through 421, amended in Book 6607, page 524, Book 6771, page 683, and Book 6800, page 164, Register's Office for Davidson County, Tennessee.
8. Easement for water line of record in Book 1037, page 572, Book 1286, page 690 and Book 5128, page 953, Register's Office for Davidson County, Tennessee.
9. Easement for gas service of record in Book 7272, page 746, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.