File Box 243

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/07 14:43 2 pgs
Fees:13.00 Taxes:780.70

20071127-0137792

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Omed M Walybek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011
(AFFIX SEAL)

GAIL B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omed M. Walybek	US Bank N.A.	Map 172-03-A-0, Parcel 11.00 CO
(NAME)	(NAME)	
1425 Cedarway Lane	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mavis E. Bone, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Omed M. Walybek**, 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:

Being Lot No.11 on the plan of The Woodlands, Phase 1, Section 1, of record in Book 6900, page 498 and 499, 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 Allison R. Burkett, an unmarried woman, Mavis Bone, an unmarried woman, and Peyton B. Flippen, an unmarried man, all as joint tenants with rights of Survivorship, by deed from Barry S. Lyons and wife, Marsha D. Lyons dated 4/11/03, of record in Instr. No. 20030417-0051498, Register's Office for Davidson County, Tennessee. Conveyed to Allison R. Burkett, unmarried woman, and Mavis E. Bone, an unmarried woman, by Quitclaim Deed from Peyton B. Flippen, an unmarried man, of record in Instr. No. 20030912-0133937, said Register's Office. Further conveyed to **Mavis E. Bone**, an unmarried woman by Quitclaim Deed from Allison R. Burkett, an unmarried woman, dated 8/31/06, of record in Instr. No. 20060911-0111816, said Register's Office.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2007 taxes, paid by the Seller, prorated and assumed by the Grantees: all matters of record on the plan of record in Book 6900, pages 498 and 499; Declaration of Covenants, Conditions, and Restrictions as set out in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224 and Book 8643, page 675; Dedication of Common Area of record in Book 8472,page 310; Subdivision Charter of record in Book 8454, page 246;said Register's Office. Subject to the assessment of homeowners association fees, if any; Sewer Participation Agreement of record in Book 6699, page 752; Sanitary Sewer and/or Storm Water Detention Agreement of record in Book 6710, page 495; Storm Water Detention Agreement of record in Book 7336, page 3; Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Tennessee Department of Water and Sewerage Services of record in Book 8541, page 225, Book 8541, page 230, and Book 8541, page 235 said Register's Office. Subject to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 1425 Cedarway Lane, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 26th day of November, 2007.

Mavis E. Bone

Mavis E. Bone

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Barton Bone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he is the attorney-in-fact of Mavis E. Bone, the bargainors, and who acknowledged that he being authorized by Power of Attorney executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this.

Commission expires: October 22, 2011

Ann B. Waddell

Notary Public

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON