WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/07 09:50 2 pgs
Fees:13.00 Taxes:615.68
20071130-0138869

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,400.00

Nicole Arnette
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2007.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Pearson	BullsEye Home Loans, Inc.	Map 172-12-D
(NAME) 8045 Bienville Drive Unit Y-9	4969 US HWY 42 (NAME) 2400	Parcel 517 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Louisville, KY 40222	
(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, I, **VINCENT T. QUARANTELLO, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL R. PEARSON, A SINGLE MAN,** 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 Unit No. Y-9 as shown on Exhibit "A: of the Second Instrument of Correction of record in Instrument #20060309-0027423, Register's Office for Davidson County, Tennessee, revising the supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record in Instrument #20060120-0007914, and revised by the First Instrument of Correction of record in Instrument #20060221-0020352, said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record in Instrument #20060118-0006550, said Register's Office.

Being all of the same property conveyed to Vincent T. Quarantello by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument #20061002-0121782, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Plat Instrument #20060824-0104608 and in Instrument #20060118-0006550 said Register's Office; (c) restrictive covenants of record in Instruments #20060120-0007914, #20060221-0020352, #20060309-0027423, #20031212-0178492, #20020315-0032826, #20021226-0158458, #20040526-0062220, #20050113-0005133, #20050119-0006853, #20040526-0062221, #20050324-0032209 and #20050815-0096405, said Register's Office; (d) Master Deed and Bylaws of record in Instrument #20060120-0007913 and Instrument #20020315-0032625, said Register's Office; and (e) Easements of record in Instrument #20051221-0152802 and Instrument #20030828-0125180, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8045 Bienville Drive Unit Y-9, 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 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.

FILE BCK SS

Witness my hand this 29 day of November, 2007.

Vincent T. Quarantello

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vincent T. Quarantello, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of November, 2007.

Commission expires: 11/07/11

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds