WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/07 15:12 3 pgs
Fees:18.00 Taxes:532.80
20071130-0139278

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$144,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of Nov., 2007.

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Betty Belle Peery	New owner	162-12-0-B-067.00
1345 Bell Road, Unit 436		
Antioch, TN 37013		

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, **Trevor J. George**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Betty Belle Peery**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 16C, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument Number 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument Number 20040218-0018915, 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 Trevor J. George, unmarried, by deed from NVR, Inc., a Virginia Corporation t/a Fox Ridge Homes, on September 29, 2005, of record in Instrument Number 20051005-0119946, Register's Office for Davidson County, Tennessee. Ashley George joins in this conveyance to convey any and all interest in said property, particularly any marital interest.

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 20020722-0087814, Register's Office Davidson County, Tennessee.
- Master Deed of record in Instrument Number 20020911-0110959, and as amended Instrument Number 20030515-0066792 and Instrument Number 200402218-0018915, Register's Office for Davidson County, Tennessee.
- Easement for construction and drainage maintenance of record in Book 7838, page 934, Register's Office for Davidson County, Tennessee.
- Declaration of Drainage Easement of record in Instrument Number 20020322-0035169, Register's Office for Davidson County, Tennessee.
- Landscape Buffer Easement of record in Instrument Number 20011217-0138710, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020320-0034488, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1345 Bell Road, Unit 436, Antioch, TN 37013**

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 November 30, 2007.

Trevor J. George

Ashley George

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Trevor J. George and Ashley George,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 30, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Elizabeth Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

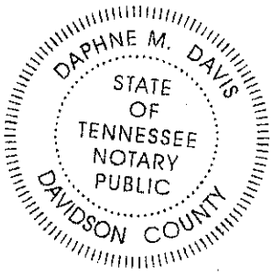
Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Elizabeth Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009



(Seal)