WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/07 10:50 2 pgs
Fees:13.00 Taxes:465.83
20071203-0139671

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,900.00

Kerry D. Myrick
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/09/11
(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
Kerry D. Myrick	Wells Fargo Bank, N.A.	Map 109-5-D
(NAME)	(NAME)	
1814 Lincoya Bay Drive	2600 Lake Lucien Drive, Suite 312	Parcel 111 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Maitland, Florida 32751	
(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, **TASHA M. WRIGHT AND DEONDRIA M. MATLOCK, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KERRY D. MYRICK, UNMARRIED,** 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. 1814 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development located on Lincoya Bay Drive, Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions and Restrictions and Bylaws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument #20040628-0076712 and Supplementary Declarations of record in Instrument #20041028-0129585 and in Instrument #20050923-0114373, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description and identification of said Unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument #20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Tasha M. Wright, unmarried, and Deondria M. Matlock, unmarried, as joint tenants with Right of Survivorship, by deed dated May 31, 2006 from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument #20060602-0065277, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes and (b) restrictive covenants of record in Instrument #20040628-0076712 and Supplementary Declarations of record in Instrument #20041028-0129585 and in Instrument #20050923-0114373, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1814 Lincoya Bay Drive, Nashville, Tennessee 37214
(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 our hands this 29th day of November, 2007.

Tasha M. Wright

Deondria M. Matlock

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 Tasha M. Wright and Deondria M. Matlock, the bargainor, 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 and official seal at Nashville, Tennessee this 29th day of November, 2007.

Commission expires: 11/07/11

Notary Public

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