McCann & Hubbard
1804 Williamson Ct. Suite 201
Brentwood, TN 37027
615 • 377 • 3319

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JULY 13, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $52,000.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2007.

Notary Public

Expiration of commission.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/04/08 10:15 2 pgs
Fees:13.00 Taxes:192.40
20080104-0001036

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Show Che Wong	**New Owner**	**Map/Parcel 181-10-O-A-234.00CO**
2317 Dundee Lane		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Eliana Brandt, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Show Che Wong

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 Lot No. 703 on the Plan of Final Plat Phase Seven Autumn Oaks Subdivision, of record in Instrument No. 20050725-0086194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eliana Brandt, a married woman, by Warranty Deed, Corinthian Custom Homes, Inc., of record in Instrument No. 20060331-0036686, Dated March 30, 2006, Register's Office for Davidson County, Tennessee. Eliana Brandt, a married woman conveyed her interest in said property to Eliana Brandt, by Quitclaim Deed, of record in Instrument No. 20060331-0036689, Dated March 30, 2006, Register's Office for Davidson County, Tennessee, in accordance with her divorce in California. The subject property was at all times separate property under California law.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20050725-0086194, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20010912-0099443 and Instrument No. 20030513-0064238, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement to Cemetery of record in Book 261, page 284 and Book 6704, page 397, Register's Office for DAVIDSON County, Tennessee.
Easement to Columbia Gulf Transmission Company of record in Book 4240, page 667, Register's Office for DAVIDSON County, Tennessee.
Water Line Easement of record in Book 3376, page 239, Register's Office for DAVIDSON County, Tennessee.
Easement to Use Spring of record in Book 475, page 547, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7515, page 298, Book 9343, page 196 and Book 9343, page 199, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 6900, page 786, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20010912-0099442, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 6968, page 30, Book 6704, page 397 and Book 6704, page 405, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants Conditions and Restrictions/Master Deed.

Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 7221 Autumn Crossing Way, Brentwood, TN 37027.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 31st day of December, 2007.

Eliana Brandt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Eliana Brandt , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2007.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
JULY 18, 2009

File #: **07905-JM**

RECORD & RETURN TO:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027