08-01-023-D

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/08 08:24 3 pgs
Fees:18.00 Taxes:477.30
20080219-0015410

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 129000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 15th DAY OF **FEBRUARY, 2008**

NOTARY PUBLIC

MY COMMISION EXPIRES 1/3/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Heather L. Warf	FIFTH THIRD MORTGAGE COMPANY	**142-09-0A-59**
729 Albar	10710 Sikes Place, Ste. 350	
Nashville, TN 37221	Charlotte, NC 28277	

FOR AND IN 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,

Michelle L. Bonnett, unmarried

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

Heather L. Warf, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 49-A of a Horizontal Property Regime established in Master Deed for Doral Country Villa, Section 1, of record in Book 5011, page 395 and on the Plan of Section Three, Doral Country Villa, of record in Book 5050, page 48, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michelle L. Bonnet, by Warranty Deed from Michael L. Gilliland, Jr., married, filed for record 10/31/2001, in Instrument No. 20011031-0119016, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2008 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 5050, page 48, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Charter HOA of record in Book 5220, page 112, said Register's Office.

Master Deed of record in Book 5011, page 395, Book 5015, page 251, Book 5124, page 163, 167, Book 5119, page 749, and Book 5194, page 136, said Register's Office.

By Laws of record in Book 5011, page 429, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **729 Albar**
Nashville, TN 37221

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 not 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 ever 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 15th day of **February, 2008.**

Michelle L. Bonnett

Michelle L. Bonnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michelle L. Bonnett,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 15th day of **February, 2008.**

My Commission Expires:
3/3/10

Notary Public

I, the undersigned, 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.

DEE FILES KENNEDY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, **DEE FILES KENNEDY** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON