File No. 280301066

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/08 10:42 2 pgs
Fees:13.00 Taxes:434.75
20080403-0033730

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

J. Camara
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sodwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064
My Commission Expires NOV. 8, 2008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Wessel	Fifth Third Mortgage Company	135-12-0B-056.00CO
(NAME) 2048 Nashboro Blvd.	(NAME) 5001 Kingsley Drive	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jeanne M. Camara, unmarried**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Timothy J. Wessel, an unmarried man,** hereinafter called the grantee, His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit and Lot No. 56, as shown on a plan entitled "Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7", of record in Plat Book 11700, Pages 49 and 50, Register's Office for Davidson County, Tennessee, which plan is hereby referenced for a more complete and accurate description.

Being the same property conveyed to Jeanne M. Camara, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation, successor by merger to Fox Ridge Homes, Inc., dated March 19, 2002, as of record in Instrument Number 20020321-0034867, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in Plat Book 11700, Pages 49 and 50 and in Book 4660, Page 156; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (3) Restrictive covenants contained in an instrument of record in Book 11703, Page 520, and in Instrument Numbers 20000316-0027171, 20050222-0018813, 20010322-0027768 and additional restrictions of record in Book 4827, Page 14, said Register's Office. (4) Declaration for taking of Percy Priest Dam as of record in Book 4254, Page 410, said Register's Office. (5) Overhead Line Easement of record in Book 4815, Page 425, said Register's Office. (6) Memorandum of Lease as of record in Book 10690, Page 327, said Register's Office. (7) Cable Television Easement and Maintenance Agreement of record in Instrument Number 20001012-0101575, said Register's Office. (8) Quitclaim Deed to HOA for Common Area of record in Instrument Number 20001010-0100360, said Register's Office. (9) Sewer Easement of record in Book 8870, Page 887, said Register's Office. (10) Charter for HOA of record in Book 11703, Page 518, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2048 Nashboro Blvd., Nashville, TN 37217
(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 GRANTEE, His heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, His 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 31st day of March, 2008.

Jeanne M. Camara

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Jeanne M. Camara, unmarried, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 31st day of March, 2008.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008

File Number: 280301066

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064