Bk 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/08 14:26 2 pg
Fees:13.00 Taxes:3052.50

20080418-0039728

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $825,000.00.

Affiant

Subscribed and sworn to me on April 17, 2008.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23202SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mariel Louise Bentz Amelia Jane Bentz 921 Bowring Park Nashville, TN 37215	SAME	117-13-B-159

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Danny B. Dalby and wife, Wendi Lowery Dalby, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Mariel Louise Bentz and Amelia Jane Bentz, both unmarried person, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1023 on the Plan of Abbottsford, Phase 2, Revision 1, of record as Instrument # 20010502-0044874, as amended by Instrument No. 20020305-0027572 and corrected by Instrument No. 20020828-0104512 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Danny B. Dalby and wife, Wendi Lowery Dalby, by Deed from Felker Construction Co., Inc., a Tennessee corporation, of record as Instrument No. 20040922-0113754 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown Plan of Abbottsford, Phase 2, Revision 1, of record as Instrument # 20010502-0044874, as amended by Instrument No. 20020305-0027572 and corrected by Instrument No. 20020828-0104512 in the Register's Office for Davidson County, Tennessee.
4. Declarations of Restrictive Covenants, Conditions and Restrictions of record in Book 6478, page 177, amended in Book 6530, page 242, Book 8160, page 1, as amended in Book 10458, page 810 and Instrument # 200103300030930, and Supplemental in

Instrument No. 20010502-0045152, re-recorded as Instrument No. 20010514-0049648 in the Register's Office for Davidson County, Tennessee.

5. Charter of Abbottsford Homeowners Association of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee.
6. By-Laws of record in Book 8106, page 22, as amended in Book 8627, page 254 and Book 9381, page 876, Register's Office for Davidson County, Tennessee.
7. Storm Water Detention Agreements of record as Instrument No. 20010425-0040838, Register's Office for Davidson County, Tennessee.
8. Easements for water line of record in Book 1037, page 572, and Book 1286, page 690, in said Register's Office.
9. Easement for pipeline of record in Book 5128, page 953, in said Register's Office.
10. Grant of Gas Service Line or Fuel Line Easement of record in Book 7272, page 746, in said Register's Office.
11. Grant of Underground Utility Easement of record in Book 8643, page 272, in said Register's Office.
12. Easement to Victoria Jackson of record in Book 9421, page 147, in said Register's Office.
13. Subject to the rights of others in and to the common areas.
14. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 921 Bowring Park, Nashville, TN 37215.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on April 17, 2008.

Danny B. Dalby

Wendi Lowery Dalby

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 17, 2008, before me personally appeared Danny B. Dalby and Wendi Lowery Dalby to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on April 17, 2008.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE