Davidson County DEEDWARR
Recvd: 05/05/08 10:21 3 pgs
Fees:18.00 Taxes:638.25
20080505-0045810

WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of April, 2007, by and between **MARIE LIBERA RUFRANO, an unmarried person,** party of the first part, and Christina M. Clawson and husband, Steven Clawson party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LOT 387, PHASE 6, PLAN OF LENOX VILLAGE, as shown of record in Instrument No. 20050112-0004530 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantors, by virtue of Warranty Deed recorded in Instrument No. 20050906-0106922, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Instrument No. 20050112-0004530; Covenants, Conditions and Restrictions in Instrument Nos. 20020315-0032826, 20021226-0158458, 20031212-0178492, 20040526-0062220, 20050113-0005133, 20050119-0006853 and 20050324-0032209; Terms and provisions of by-laws of Lenox Village Neighborhood Association, Inc. in Instrument No. 20020315-0032826; Charter of Lenox Village Properties, LLC at Instrument No. 20041108-0134435; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Phase 6, Plan of Lenox Village Condominium in Instrument No. 20020315-0032825, supplemented in Instrument Nos. 20021226-0158459 and 20040526-0062221; Easement for Sanitary/Sewers and/or Storm Drainage in Instrument Nos. 20010918-0100851, 20010918-0100849, 20030923-01400666 and 20040810-0027422; Stormwater Detention Agreement in Instrument No. 20020408-0042676; Charter on Lenox Village Neighborhood Association, Inc. at Instrument No. 20020412-0045831; Charter on Lenox Village Town Center Association, Inc. at Instrument No. 20031016-0153550; Matters as disclosed in Warranty Deed at Instrument No. 20010703-0070464; all in said Register's Office.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Marie Libera Rufrano
MARIE LIBERA RUFRANO

STATE OF Tennessee

COUNTY OF ~~Davidson~~ CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, MARIE LIBERA RUFRANO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 29TH day of OCTOBER, 2007.

CHRISTIE STEWART STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires May 8, 2011

Christie Stewart
Notary Public

My commission expires:
5/8/11

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 172,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 25th day of April, 2008

Notary Public

My commission expires:

~~My Commission~~ Expires October 10, 2009

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

8666 Gauphin Place
Nashville, TN 37211

MAIL TAX NOTICES TO:

SunTrust Mortgage, Inc.
401 Commerce Street, Suite 6100
Nashville, TN 37219

NAME AND ADDRESS OF PROPERTY OWNERS:

Christina M. Clawson
8666 Gauphin Place
Nashville, TN 37211

TAX PARCEL NO.: 173090A44800CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To: