WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/08 11:23 3 pgs
Fees:18.00 Taxes:684.50
20080509-0048221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Emily S. Gray
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 2ND DAY OF MAY, 2008.

NOTARY PUBLIC

MY COMMISION EXPIRES

(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:
Emily S. Gray	**VanDyk Mortgage Corporation**	**034-07-0A-82**
307 Harbor Village Drive, Unit 64	**2449 Camelot Court SE**	
Madison, TN 37115	**Grand Rapids, MI 49546**	

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,

Bobbye Dianne Puckett,

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

Emily S. Gray, an unmarried woman,

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:

See attached legal Exhibit "A"

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.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All Sewer Easment of record in Book 7026, page 914, Book 7026, page 916, and Book 7121, page 202, said Register's Office.

All matters on the Plan of Record in Plat Book 6900, page 37, and Book 6250, page 626, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Charter HOA of record in Instrument No. 20030611-0080884, said Register's Office.

All Storm Water Detention Agreement of record in Instrument No. 20021105-0135703, and Instrument No. 20021121-0144783, said Register's Office.

All Subject to rights of others in and to common areas/elements.

All Subject to lien for special assessment contained in DCCR'S/Master Deed.

All Restrictions of record in Book 6628, page 577, Book 6646, page 543, Book 10672, page 743, Intrument No. 20030611-0080857, Instrument No. 20030723-0102986, and Instrument No. 20050120-0007505, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **307 Harbor Village Drive, Unit 64 Madison, TN 37115**

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 2nd day of May, 2008.

Bobbye Dianne Puckett

Bobbye Dianne Puckett

* The grantor hereby makes oath, that the above described property, has never been the domicile of, Donald Puckett.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, *Bobbye **Dianne Puckett**, 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.

*Bobbye

Witness my hand and official seal at Madison TN 37115

This 2nd day of May, 2008.

Notary Public

RON GARRISON
STATE OF TENNESSEE
NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

My Commission Expires:

Exhibit "A"

Being Unit No. 64, on the Plan of the Town Homes Property Line Exhibit of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements as shown by plat of record in Instrument No. 20030611-0080857, Revision 1 of record in Instrument No. 20030723-0102986, and Second Amendment of record in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Said plat prepared by R. Scott Cherry, Cherry Land Surveying, Inc., R.L.S. 1512, 622 West Iris Dr., Nashville, TN 37204.

Being the same property conveyed to Bobbye Dianne Puckett by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, filed for record 12/21/2005 in Instrument No. 20051221-0152954, Register's Office for Davidson County, Tennessee.