WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/08 10:06 2 pg
Fees:13.00 Taxes:1063.75

20080708-0070056

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Olivas, as Trustee of the Thor Revocable Living Trust Agreement	Countrywide Bank, FSB	126-16-0A-186.00
(NAME)	(NAME) P.O. Box 10423	
(ADDRESS)	(ADDRESS) Van Nuys CA 91410-0423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Christopher Willey and Veronica Willey, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heather Olivas, as Trustee of the Thor Revocable Living Trust Agreement Dated July 2, 2008, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND In Davidson County, Tennessee, being Lot No. 80 on the Plan of Riverwalk, Phase 1A, Section 2, and Phase 1B, Section 2, a Planned Unit Development, as of record under Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Willey and Veronica Willey, husband and wife, by Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, dated November 14, 2003, and recorded November 17, 2003 of record in Instrument No. 20031117-0167405, Register's Office for Davidson County, Tennessee.

See also Power of Attorney recorded as Instrument No. 20080708-0070054 and Instrument No. 20080708-0070055, Said Register's Office.

This conveyance is subject to the following:

Any and all matters in Plan of record in Instrument Nos. 20021022-0129510 and 20011026-0117231, Register's Office for Davidson County, Tennessee.

Declaration of covenants, conditions, and restrictions, including liens for annual and special assessments, all as set forth and contained in an instrument of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument Nos. 20040430-0049313, 20040506-0051985, 20061103-0136691, 20061214-0154502, and 20060320-0031638, said Register's Office.

Easements of record in Book 513, page 936, Book 751, page 375, Book 787, page 7, Book 4205, page 194, Book 4226, page 715, Book 4257, page 647, Book 7526, page 315,318, and 324, and Instrument Nos. 20010706-0072536, 20010919-0101276, 20040826-0103240, and 20021119-0143687 , said Register's Office.

Charter for Homeowner's Association of record in Instrument No. 20020425-0051371, said Register's Office.

Conveyance of common area of record in Instrument No. 20020424-0052565, said Register's Office. Stormwater Detention Agreement of record in Instrument Nos. 20010919-0101279 and 20021119-0143687, said Register's Office.

Plan of Newsom Land of record at Plat Book 1, page 25, and in Plat Book 1, page 121, Chancery Court of Davidson County, Tennessee.

Landscape Agreement of record in Instrument No. 20010919-0101280, said Register's Office.

Charter Right of Way for CXS Transportation Railroad.

This is improved ✓ property, known as 312 Goldenrod Court, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 this 2nd day of July, 2008.

Christopher Willey by Ivan Munoz attorney in Fact

Christopher Willey
By: Ivan Munoz, Attorney-in-Fact

Veronica Willey by Ivan Munoz attorney in fact.

Veronica Willey
By: Ivan Munoz, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of July, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ivan Munoz to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher Willey and Veronica Willey, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Christopher Willey and Veronica Willey.

WITNESS my hand and seal at Brentwood, Tennessee, this the 2nd day of July, 2008.

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Jennifer A Hoffman
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 19, 2011

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067