Davidson County DEEDWARR
Recvd: 07/25/08 16:22 3 pgs
Fees:18.00 Taxes:528.73
20080725-0076482

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

M. Denise Rollins
1714 Lincoya Bay Drive
Nashville, TN 37214

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Peoples Home Equity
4300 Sidco Drive, #200
Nashville, TN 37204

MAP AND PARCEL:
MAP 109-5-D
PARCEL 39

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charlotte M. Arcuri, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **M. Denise Rollins, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

LAND in Davidson County. Tennessee. Being Unit No. 1714 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record as Instrument No: 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129555, Register's Office for Davidson County, Tennessee, to whirl, reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Head, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028.0129585, said Register's Office, are Incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to CHARLOTTE M. ARCURI, AN UNMARRIED WOMAN by deed from 70 SOUTH ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record as Instrument No. 20051006-0120479, dated September 30, 2005, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1714 Lincoya Bay Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 24th day of July, 2008.

Charlotte M. Arcuri by Eric Johnson, Attorney-in-Fact
pursuant to Power of Attorney of record in
Inst. No. 20080725-0076481, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Eric Johnson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Charlotte M. Arcuri and who acknowledged that he executed the same as the free act and deed of Charlotte M. Arcuri.

Witness my hand and official seal this 24th day of July, 2008.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $142,900.00.

M. Denise Rollins
AFFIANT

Subscribed and sworn to before me
this 24th day of July, 2008.

NOTARY PUBLIC

My Commission Expires: 9-25-2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

