Davidson County DEEDWARR
Recvd: 07/31/08 09:23 2 pg
Fees:13.00 Taxes:684.50

20080731-0078397

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2008.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Elizabeth R. Gilliam 7032 Bay Cove Trail Nashville, TN 37221	New Owner	141120B02700CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Richard David Melamed, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth R. Gilliam, an unmarried woman** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Phase I Southampton, as of record in Plat Book 5200, Page 464, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Richard David Melmaed by Warranty Deed from Shannon Huntley, married, dated June 15, 2006, recorded June 26, 2006, in Instrument Number 20060626-0075930, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2008 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 5200, Page 464, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 5971, Page 839, Book 6120, Page 450, Book 6231, Page 63, Book 6121, Page 430, Book 6624, Page 569 and Book 7140, Page 345, Register's Office for Davidson County, Tennessee.

Easement to South Central Bell set forth in the instrument recorded in Book 6009, Page 51, Register's Office for Davidson County, Tennessee.

Common Areas conveyed to Homeowners Association of record in Book 7385, Page 769, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Charter for Homeowners Association of record in Book 6323, Page 132, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6355, Page 517, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 7032 Bay Cove Trail, Nashville, TN 37221

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 29th day of July, 2008.

Richard David Melamed

Richard David Melamed

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Richard David Melamed**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of July, 2008.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075

