WARRANTY DEED

B-RA-08-1507

STATE OF Tennessee
COUNTY OF Davidson

$122,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE, TENN. DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 11/20/08 14:51 2 pgs
Fees:13.00 Taxes:451.40

20081120-0114429

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1507 Lincoya Bay Revocable Land Trust	New Owner (NAME)	
1507 Lincoya Bay Drive	219 Robin Hill Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37205	109-5-D-22.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHARMAINE BICKRAM-NANAN AND RONALD NANAN, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto 1507 LINCOYA BAY REVOCABLE LAND TRUST, DANIEL B. OLDHAM, TRUSTEE, WITH THE FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1507 IN THE COTTAGES AT WILLIAMS BEND, A PRIVATE 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 IN INSTRUMENT NO. 20040628-0076712 AND SUPPLEMENTARY IN INSTRUMENT NO. 20041028-0129585 AND IN INSTRUMENT NO. 20050923-0114373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH 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 BEND, 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. 20050923-0114373, 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 CHARMAINE BICKRAM-NANAN AND RONALD NANAN, WIFE AND HUSBAND BY WARRANTY DEED FROM 70 SOUTH ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 13TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051213-0149355, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD INCLUDING PLAT IN INSTRUMENT NO. 20000918-0092189; RESTRICTIVE COVENANTS IN INSTRUMENT NO. 20021216-0154761, INSTRUMENT NO. 20030529-0072377; INSTRUMENT NO. 20030930-0144058, INSTRUMENT NO. 20040628-0076712, INSTRUMENT NO. 20041028-0129585; INSTRUMENT NO. 20050923-0114373, INSTRUMENT NO. 20021204-0149456; CHARTER IN INSTRUMENT NO. 20060314-0028980; EASEMENTS OF RECORD IN BOOK 5406, PAGE 470, BOOK 7121, PAGE 169, BOOK 6185, PAGE 216, BOOK 7498, PAGE 726, INSTRUMENT NO. 20000331-0032326, INSTRUMENT NO. 20021204-0149457; CONVEYANCE TO HOA IN INSTRUMENT NO. 20061229-0161140 AND INSTRUMENT NO. 20061229-0161141, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( ) ,
This is improved (X) property, known as 1507 Lincoya Bay Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of October, 2008.

Charmaine Bickram-Nanan
Charmaine Bickram-Nanan

Ronald Nanan by Charmaine Bickram-Nanan, attorney-in-fact
Ronald Nanan by Charmaine Bickram-Nanan,
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charmaine Bickram-Nanan, the within named bargainor, 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 the 22nd day of October, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of October, 2008, before me personally appeared Charmaine Bickram-Nanan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ronald Nanan and who acknowledged he/she/they executed the same as the free act and deed of the said Ronald Nanan.

Witness my hand and official seal, this the 22nd day of October, 2008.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903