STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $146,500.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2008.

Notary Public

Expiration of commission. MAR 1 0 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 12/18/08 15:21 2 pgs
Fees:13.00 Taxes:542.05
20081218-0121298

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sonia Wilson	Mortgage Electronic Registeration Systems, Inc.	**Map/Parcel 052-13-0-B-346-00CO**
2626 River Meade Way	P. O. Box 2026	
Nashville, Tennessee 37214	Flint, MI 48501-2026	

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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

David Burke Fish, and his wife,Kelly Buckles Fish, tenants by the entireties

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

Sonia Wilson, a single woman

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 27 on the Plan of River Glen Phase 7, of record in Instrument No. 20040212-0016958 and part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of record in Instrument No. 20040713-0083147, Register's Office for said County.

Being the same property conveyed to James T. Buckles and Benita H. Buckles, husband and wife, by Warranty Deed, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20041108-0134499, Dated October 22, 2004. James T. Buckles and Benita H. Buckles conveyed their interest in said property by Quitclaim Deed, to Kelly E. Buckles and David Burke Fish, of record in Instrument No. 20070625-0075513, Dated June 11, 2007. David Burke Fish and wife, Kelly Buckles Fish, formerly known as Kelly E. Buckles, by Quitclaim Deed, conveyed said property to Miranda R. Christy, Trustee, and by same Quitclaim Deed, for the express purpose of making a re-conveyance to create a tenancy by the entirety, Miranda R. Christy, Trustee, reconveyed said property to David Burke Fish and wife, Kelly Buckles Fish, as tenants by the entirety, of record in Instrument No. 20071121-0136566, Dated November 20, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20040212-0016958, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6762, page 208, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Instrument No. 20040713-0083147, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20010816-0088874, Register's Office for DAVIDSON County, Tennessee.
Easement to Cross Properties of record in Book 7296, page 484, Register's Office for DAVIDSON County, Tennessee.
Transmission Line Easement of record in Book 3961, page 681, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 8069, page 158 and Instrument No. 20020475-0051348, Register's Office for DAVIDSON County, Tennessee.
Flowage Easement to USA of record in Book 2200, page 119, Register's Office for DAVIDSON County, Tennessee.

PUD Boundary Plat of record in Book 6900, page 650 and Book 6900, page 651, Register's Office for DAVIDSON County, Tennessee.
Order of Possession of record in Book 11030, page 731, Register's Office for DAVIDSON County, Tennessee.
Agreed Final Order of record in Book 11201, page 708, Register's Office for DAVIDSON County, Tennessee.
Water and Sewer Line Easements of record in Book 7061, page 172, Book 7061, page 196, Book 9523, page 164 and Book 9523, page 168, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 7566, page 571 and amended in Instrument No. 20040915-0111299 and Instrument No. 20040713-0083147, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 7566, page 606, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2626 River Meade Way, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 5th day of December, 2008.

David Burke Fish

Kelly Buckles Fish

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, David Burke Fish, and his wife,Kelly Buckles Fish, tenants by the entireties, the within named sellers, with whom I am personally acquainted (or proved to me their identity 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 at office, this 5th day of December, 2008.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES July 18, 2009

File #: **08741-JM**
RECORD & RETURN TO:

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