Return To:
File: 900710

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 30

JENNIFER MARIE CROWELL — STATE OF TENNESSEE NOTARY PUBLIC — LEWIS COUNTY Jennifer Marie Crowell *NOTARY PUBLIC* STATE OF TENNESSEE My Commission Expires April 19, 2010 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $232,900.00 Affiant Subscribed and sworn to before me, this 30th day of June, 2009. Notary Public My commission expires:_____

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

BILL GARRETT, Davidson County
Trans: T20090045292 DEEDWARR
Recvd: 07/07/09 08:19 2 pgs
Fees: 13.00 Taxes: 861.73
20090707-0063028

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hector Andres Wilson	New Owner	**Map\Parcel: 172-03-0-A-046.00CO**
1240 Pineview Lane		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Randall G. Keele and Katie L. Keele, husband and wife

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

Hector Andres Wilson, an unmarried man

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 all of Lot No. 46, the Woodlands, Phase 1, Section 1, as shown by Plat and Survey of record on Plat Book 6900, Page 498 and 499, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Randall G. Keele and Katie L. Keele, husband and wife by Warranty Deed from Dan Heichlebech and Mike Maitland, of record in Instrument No, 20080507-0046896, dated May 2, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Pages 498 and 499, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224 and Book 8643, Page 675, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 7334, Page 149 and Book 7408, Page 289, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 8454, Page 246, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7091, Page 428 and Book 6710, Page 495, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 7336, Page 3, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 8541, Page 225, Book 8541, Page 230 and Book 8541, Page 235, Register's Office for DAVIDSON County, Tennessee.

Quitclaim Deed for common areas to Homeowners Association of record in Book 8472, Page 310, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 6900, Page 497, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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.

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 property known as 1240 Pineview Lane, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 30th day of June, 2009.

Randall G. Keele

Katie L. Keele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Randall G. Keele and Katie L. Keele, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2009.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **09679-CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027