

My Commission Expires MAY 22, 2010

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$117,000.00 Cari Trust
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28th DAY OF July, 2009.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 5/22/10
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa Zell 3535 Bell Road $605 Nashville, TN 37214	New Owner	Map 109.05 Group B Parcel 605

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 acknowledged, we,

Johanna Ambriz and husband, Juan Ambriz

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Vanessa Zell, unmarried

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 Unit No. 605 on the Plan of Williams Bend Townhomes, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a horizontal property regime with Private Elements, of record in Instrument No. 20021216-0154761 and Supplemental of record in Instrument No. 20030529-0072377 and in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Williams Bend Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said units.

Being the same property conveyed to Johanna Ambriz, unmarried by deed from 70 South Associates, LLC, a Tennessee limited liability company dated August 30, 2004 of record in Instrument Number 20040902-0106138, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20021216-0154761, Register's Office for Davidson County, Tennessee.
2) Property is subject to Williams Bend Townhomes, as set forth as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions, a Planned Unit Development, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20021216-0154761, Supplements Instrument No. 20030529-0072377 and Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for open/common areas to Williams Bend HOA in Instrument No. 20061229-0161141, said Register's Office.
4) Property is subject to easement for Storm Water Detention Agreement with Metro Government in Instrument No. 20020918-0113840, said Register's Office.
5) 2009 taxes and subsequent years.
6) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **3535 Bell Road #605, Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with 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 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 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 our hand(s) this 28th day of July, 2009.

Johanna Ambriz

Juan Ambriz

BILL GARRETT, Davidson County
Trans:T20090053542 DEEDWARR
Recvd: 08/06/09 11:19 2 pgs
Fees:13.00 Taxes:432.90

20090806-0074056

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Johanna Ambriz and Juan Ambriz, with whom I am personally acquainted, (or who proved to me 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 28th day of July, 2009.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076