B04 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090070316 DEEDWARR
Recvd: 10/15/09 14:10 2 pgs
Fees:13.00 Taxes:617.53
20091015-0095607

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $166,900.00.

Andre G. Casa
Affiant

Subscribed and sworn to me on October 13, 2009.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE Todd A. Bricker My Commission Expires May 22, 2010 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24179SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Laura Elizabeth Watkins Pamela K. Jones 2985 Harbor Lights Drive Nashville, TN 37217	SAME AS NEW OWNERS	136-05-A-071 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andre G. Casa and wife, Dione Z. Casa, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Laura Elizabeth Watkins and Pamela K. Jones, both unmarried persons, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Bayview Estates, Phase Two, a planned unit development, of record as Instrument No. 20000609-0057633 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Andre G. Casa and wife, Dione Z. Casa, by Deed from NVR, Inc., a Virginia Corporation trading as Fox Ridge Homes, of record as Instrument No. 20011107-0122505 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County taxes which have been paid by the seller and subsequent years assumed by the Grantees; and
2. Subject to matters shown on Plan of record as Instrument No. 20000609-0057633 in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 10323, page 55; Book 10727, page 268; Book 11019, page 911; Book 11251, page 126, and in Book 11271, page 163, in said Register's Office.
4. By-Laws of record in Book 10323, page 86, in said Register's Office.
5. Landscape Agreement of record in Book 10339, page 298, in said Register's Office.
6. Easements of record in Book 3708, page 236; Book 7830, page 233; Book 10085, page 576, and in Book 10339, page 233, in said Register's Office.
7. Conveyance to Common areas in Bayview, LLC to Bayview Homeowners Association of record as Instrument No. 20000710006826l and Instrument No. 20020104-0001404 and Instrument No. 20040401-0036663, Register's Office for Davidson County, Tennessee.

8. Plan of Bayview Estates, Phase Two, of record in Book 9700, page 517, in said Register's Office.
9. Easement for Bell South of record in Book 11762, page 271, Register's Office for Davidson County, Tennessee.
10. HOA Charter of record as Instrument No. 20030717-0100235, Register's Office for Davidson County, Tennessee.
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2985 Harbor Lights Drive, Nashville, TN 37217.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands on October 13, 2009.

Andre G. Casa

Andre G. Casa

Dione Z. Casa

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 13, 2009, before me personally appeared Andre G. Casa and Dione Z. Casa to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s) he executed the same as his/her free act and deed.

Witness my hand and official seal on October 13, 2009.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE