BILL GARRETT, Davidson County
Trans:T20090074828 DEEDWARR
Recvd: 11/03/09 11:11 2 pgs
Fees:13.00 Taxes:665.63

20091103-0101498

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$179,900.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2009.

Notary Public

My commission expires: My Commission Expires May 26, 2013

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
(Notary Stamp)

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adam Davis	**CWB Mortgage Ventures, LLC, dba Birchfield Home Mortgage**	**Map\Parcel: 141-06-0-C-050.00CO**
4025 Stonybrook Drive	**PO Box 961291**	
Nashville, TN 37221	**Fort Worth, TX 76161-0291**	

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,

Lynn M. Barabach and husband, Roman F. Barabach

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

Adam Davis, a single person

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 No. 6 on the Plan of Riverbridge Community, Phase 1B, of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lynn M. Barabach and Roman F. Barabach by Warranty Deed from Austin J. Levine and wife, Lisa Levine, dated June 28, 2007, of record in Instrument No. 20070803-0092656, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20030709-0094605, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893, Register's Office for DAVIDSON County, Tennessee. Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20030303-0155374, Register's Office for DAVIDSON County, Tennessee. Right of Way for Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244, Register's Office for DAVIDSON County, Tennessee. Charter for Homeowners Association of record in Instrument No. 20030218-0020998, Register's Office for DAVIDSON County, Tennessee. By-Laws of record in Instrument No. 20030218-0020999, 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 **improved (X)** unimproved (____) property known as 4025 Stonybrook Drive, Nashville, TN 37221.

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 27th day of October, 2009.

Lynn M. Barabach

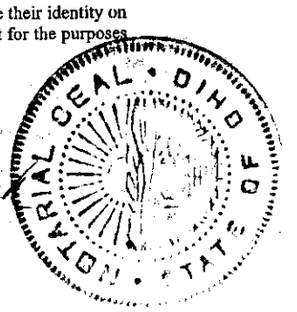
Roman F. Barabach

STATE OF Ohio)
COUNTY OF Cuyahoga)

Personally appeared before me, a Notary Public of said County and State, Lynn M. Barabach and Roman F. Barabach , 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 27th day of October, 2009.

Notary Public



My Commission Expires: 1/21/2012

File #: **09085-KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027