BILL GARRETT, Davidson County
Trans:T20100011736 DEEDWARR
Recvd: 03/01/10 09:43 2 pgs
Fees:13.00 Taxes:554.63
20100301-0015182

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Amanda M. Freese
1553 Lincoya Bay Drive
Nashville, TN 37214

MORTGAGEE
Wilson Bank & Trust
1436 West Main Street
Lebanon, TN 37087

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 109-05-0-D
PARCEL 027.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jose Villanueva Garcia and wife, Lori E. Villanueva,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amanda M. Freese and husband, Tanner D. Freese,** 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:

Being Unit No. 1553 as shown on the site plan of The Cottages At Williams Bend as of record in Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20040628-0076712 as amended in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jose Villanueve Garcia and wife, Lori E. Villanueva by deed from 70 South Associates, LLC, a Tennessee limited liability company, dated August 15, 2005, filed for record in Instrument No. 20050823-0100057, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20021204-0149456; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040628-0076712; First Supplementary Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041028-0129585 and Second Supplementary Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050923-0114373; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7121, Page 169; Easement Agreement of record in Book 6185, Page 216; Book 7498, Page 726 and Instrument No. 20000331-0032369; Matters and notes shown on the Plan of record in Instrument No. 20000918-0092189; easements, covenants conditions and all matters and notes as shown on the plan of record in Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040628-0076712 as amended in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantees.

This is improved property known as **1553 Lincoya Bay Drive Nashville, TN 37214.**

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 hands this 23rd day of February, 2010.

Jose Villanueva Garcia

Lori E. Villanueva

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jose Villanueva Garcia and wife, Lori E. Villanueva, the bargainor(s) with whom I am personally acquainted (or proved to me 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 and official seal this 23rd day of February, 2010.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $149,900.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of February, 2010.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-2-12