BILL GARRETT, Davidson County
Trans:T20100019015 DEEDWARR
Recvd: 04/01/10 10:27 2 pgs
Fees:13.00 Taxes:576.83
20100401-0024380

BOX 10

)EED

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$155,900.00.**

Affiant

Subscribed and sworn to before me this 31st day of March, 20 10

Notary Public
My Commission expires: _____
(Affix Seal)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Katherine A. Fall	Bank of America, N.A.	173-15-0-A-116.00
1273 Bending Creek Drive	801 Crescent Centre Drive Suite 510	
Antioch, TN 37013	Nashville, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Alexis Cruz and Angela T. Cruz, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Katherine A. Fall and husband, Nolan Fall,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 116 on the plan of Final Plat of Mill Run Subdivision, phase 2, of record in Instrument Number 20011009-0109754, and amended in instrument Number 20020605-0067914 and Instrument Number 20020605-0067915, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alexis Cruz and Angela T. Cruz, husband and wife, by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, on June 27, 2002, of record in Instrument Number 20020708-0081693, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 20011009-0109754, and amended in instrument Number 20020605-0067914 and Instrument Number 20020605-0067915, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11675, page 472; and Book 11675, page 497, amended in Instrument Number 20000215-0015152 and Instrument Number 20020701-0079016, and Instrument Number 20021121-0144876, Register's Office for Davidson County, Tennessee.
- Easement for Transmission Line of record in Book 3933, page 359, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10448, page 188, Register's Office for Davidson County, Tennessee.
- All matters of record in Book 11700, pages 27 and 28; and Instrument Number 20010608-0060668, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 19991207-0300674, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Spaces and Common Area of record in Instrument Numbers 20000217-0016180; 20010608-0060668; 20011009-0109754; and 20011219-0139981, Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Instrument Number 20010405-0033587, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010405-0033586, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1273 Bending Creek Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 31, 2010.

Alexis Cruz

Angela T. Cruz

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alexis Cruz and Angela T. Cruz, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 31, 2010

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY