BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$210,400.00

Affiant

Subscribed and sworn to before me, this 5th day of May, 2010.

Notary Public

My commission expires:_____

(Notary Stamp)

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

BILL GARRETT, Davidson County
Trans: T20100027952 DEEDWARR
Recvd: 05/10/10 14:53 2 pgs
Fees: 13.00 Taxes: 778.48
20100510-0035805

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cari A. Reagan	Regions Mortgage	**Map 160, Group 16-0-C, Parcel 41.00CO**
519 Old Towne Drive	2050 Parkway Office Circle	
Brentwood, TN 37027	Birmingham, AL 35244	

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,

Elizabeth Lena Bomar, unmarried

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

Cari A. Reagan, 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. 41 on the Plan of The Terraces at Brentwood Chase, of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description there of.

Being the same property conveyed to Elizabeth Lena Bomar, unmarried, by Warranty Deed, from Alexandra B. Beavers Burlason, of record in Instrument No. 20080630-0067019, Dated June 27, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20001103-0109137, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20001214-0123057, amended in Instrument No. 20010119-0005975, Instrument No. 20010328-0029845 and Instrument No. 20041206-0144631, Register's Office for DAVIDSON County, Tennessee. Restrictions of record in Instrument No. 20000531-0053798 and Instrument No. 20000831-0086366, Register's Office for DAVIDSON County, Tennessee. Drainage Facilities Easement of record in Book 7902, page 389, Register's Office for DAVIDSON County, Tennessee. Water Mains Easement of record in Book 8371, page 320, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary in Plat Book of record in Book 9700, page 653 and Book 9700, page 654, Register's Office for DAVIDSON County, Tennessee. Quitclaim Deed for common areas to Home Owners Association of record in Instrument No. 20010208-0012530 and Instrument No. 20010208-0012529, Register's Office for DAVIDSON County, Tennessee. Charter for Home Owners Association of record in Instrument No. 20001214-0123056 and Instrument No. 20000524-0051842, Register's Office for DAVIDSON County, Tennessee. Storm Water Detention Agreement of record in Book 11115, page 31, Book 11115, page 281 and Book 11115, page 286, Register's Office for DAVIDSON County, Tennessee. By Laws of record in Instrument No. 20001214-0123058, Register's Office for DAVIDSON County, Tennessee.

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.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 519 Old Towne Drive, Brentwood, TN 37027.

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 5th day of May, 2010.

Elizabeth Lena Bomar

Elizabeth Lena Bomar

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Elizabeth Lena Bomar , the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2010.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **100345SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027