BILL GARRETT, Davidson County
Trans:T20100045100 DEEDWARR
Recvd: 07/23/10 10:14 2 pgs
Fees:13.00 Taxes:710.40
20100723-0057777

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$192,000.00

Affiant

Subscribed and sworn to before me, this 14th day of July, 2010.

Notary Public

My commission expires: 2-19-13

A. SCOTT HUBBARD
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:
Robin N. Shue	New Owner	**Map\Parcel: 114-07-0-B-047.00CO**
700 Warmstone Court		
Nashville, TN 37209		

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,

James R. Wright and wife, Patty L. Wright

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

Robin N. Shue, an unmarried 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. 16 on the Plan of Section Two, Westchase, of record in Instrument No. 20030507-0061365, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Wright, unmarried and Patty Anderson, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated November 26, 2003, of record in Instrument No. 20040318-0030892, Register's Office for Davidson County, Tennessee. James R. Wright, unmarried and Patty Anderson, unmarried, by Quitclaim Deed conveyed said property to K. Thomas Sidwell, Trustee, and by the same Quitclaim Deed, for the express purpose of making a re-conveyance to create a tenancy by the entirety, K. Thomas Sidwell, Trustee, reconveyed said property to James R. Wright and Patty L. Wright, husband and wife, of record in Instrument No. 20040121-0008228, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20030507-0061365, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20021126-0146387, Register's Office for DAVIDSON County, Tennessee. Quitclaim to Homeowners Association of record in Instrument No. 20060921-0117333, Register's Office for DAVIDSON County, Tennessee. TVA Line Easement of record in Book 751, Page 374, Book 787, Page 13, Book 787, Page 14, Register's Office for DAVIDSON County, Tennessee. PUD Boundary Plat of record in Book 9700, Page 521, Register's Office for DAVIDSON County, Tennessee. Public Utilities Easement of record in Book 8626, Page 852 and Instrument No. 20021104-0134795, Register's Office for DAVIDSON County, Tennessee. Ingress and Egress to Cemetery of record in Book 2484, Page 315, Register's Office for DAVIDSON County, Tennessee. Sewer Line Easement of record in Instrument No. 20021028-0131574 and Book 5222, Page 720, Register's Office for DAVIDSON County, Tennessee. By Laws of record in Instrument No. 20021126-0146387, 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 a lien for special assessment contained in DCCR's / 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 700 Warmstone Court, Nashville, TN 37209.

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 14th day of July, 2010.

James R. Wright

Patty L. Wright

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, James R. Wright and Patty L. Wright, 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 this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2010.

Notary Public

My Commission Expires:_____

KEITH SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 26, 2013

File #: **100498KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027