BILL GARRETT, Davidson County
Trans:T20100049010 DEEDWARR
Recvd: 08/09/10 11:13 2 pgs
Fees:13.00 Taxes:564.25

20100809-0062638

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$152,500.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2010.

Notary Public

My commission expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:
Monica Gabriel Tamayo-Quezada	Form Bmk	**Map\Parcel: 053-09-0-B-216.00CO**
1141 Pawnee Trail	P.O. Box 451	
Madison, TN 37115	Clarksville, TN 37041	

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,

Lisa Southard, unmarried

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

Monica Gabriel Tamayo-Quezada, 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. 75 on the Plan of Cumberland Station at Wilson Camp, Section Seven, as of record in Instrument No. 20061010-0125617 and re-recorded in Instrument No. 20061010-0125619, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and legal description thereof.

Being the same property conveyed to Lisa Southard, unmarried, by Warranty Deed from Phillips Builders, LLC, dated April 11, 2008, of record in Instrument No. 20080415-0037957, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20061010-0125617 & Instrument No. 20061010-0125619, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 10585, Page 496 and amended in Instrument No. 20011015-0112096, Instrument No. 20020919-0114055, Instrument No. 20061024-0131768 and Instrument No. 20061024-0131769, Register's Office for DAVIDSON County, Tennessee. Quitclaim Deed to Homeowners Association of record in Instrument No. 20070410-0042877, Register's Office for DAVIDSON County, Tennessee. Charter for Homeowners Association of record in Instrument No. 20011017-0113082, 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 the rights of others in and to common areas / elements. Subject to 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 1141 Pawnee Trail, Madison, TN 37115.

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 30th day of July, 2010.

Lisa Southard

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Lisa Southard, unmarried , 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 she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2010.

Notary Public

My Commission Expires:_____

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 26, 2013

File #: **100635KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027