BILL GARRETT, Davidson County
Trans:T20110023364 DEEDWARR
Recvd: 04/20/11 13:31 2 pgs
Fees:13.00 Taxes:499.50

20110420-0030522

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF April, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-HF-11-1507

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
James A. Owen	James A. Owen	
1507 Lincoya Bay Drive (ADDRESS)	(NAME) 1507 Lincoya Bay Drive (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	109-5-D-22.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL B. OLDHAM, TRUSTEE OF THE 1507 LINCOYA BAY REVOCABLE LAND TRUST , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES A. OWEN AND ALICE C. LEEDY OWEN, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that 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. 1507 IN THE COTTAGES AT WILLIAMS BEND, A PRIVATE HORIZONTAL PROPERTY REGIME, LOCATED ON LINCOYA BAY DRIVE, NASHVILLE, DAVIDSON COUNTY, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS FOR THE COTTAGES AT WILLIAMS BEND, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20040628-0076712 AND SUPPLEMENTARY IN INSTRUMENT NO. 20041028-0129585 AND IN INSTRUMENT NO. 20050923-0114373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS, AND TENANTS OF THE COTTAGES AT WILLIAMS BEND, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "C" OF THE SUPPLEMENTARY DECLARATIONS APPEARING IN INSTRUMENT NO. 20050923-0114373, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO 1507 LINCOYA BAY REVOCABLE LAND TRUST, DANIEL B. OLDHAM, TRUSTEE BY WARRANTY DEED FROM CHARMAINE BICKRAM-NANAN AND RONALD NANAN, WIFE AND HUSBAND, RECORDED ON THE 20TH DAY OF NOVEMBER, 2008 IN INSTRUMENT NO. 20081120-0114429, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF THE LAKES APARTMENTS OF RECORD IN INSTRUMETN NO. 20000918-0092189; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20021216-0154761, INSTRUMENT NO. 20030529-0072377, INSTRUMENT NO. 20040628-0076712, INSTRUMENT NO. 20041028-0129585, INSTRUMENT NO. 20050923-00114373; CHARTER OF RECORD IN INSTRUMENT NO. 20060314-0028980; EASEMENTS OF RECORD IIN BOOK 5406, PAGE 470, BOOK 7121, PAGE 169, BOOK 6185, PAGE 216, BOOK 7498, PAGE 726, INSTRUMENT NO. 20000331-0032326, INSTRUMENT NO. 20021204-0149457; COVEYANCE OF RECORD IN INSTRUMENT NO. 20061229-0161140, INSTRUMENT NO. 20061229-0161141; RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20021204-0149456 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1507 Lincoya Bay Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of April, 2011.

1507 Lincoya Bay Revocable

BY: _____, Trustee
Daniel B. Oldham, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of April, 2011, before me personally appeared Daniel B. Oldham, Trustee of the 1507 Lincoya Bay Revocable Land Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 8th day of April, 2011.

_____
Notary Public

My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903