WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terrance S. Drake	Terrance S. Drake	109-05-D-107.00-CO
(NAME)	(NAME)	
1804 Lincoya Bay Drive	1804 Lincoya Bay Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110025646 DEEDWARR
Recvd: 05/02/11 11:00 2 pgs
Fees:13.00 Taxes:481.00
20110502-0033290

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, **Emily J. Huff, a married woman, formerly known as Emily J. Stooksbury and George E. Stooksbury, a married man, as joint tenants with right of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Terrance S. Drake and Marvia L. Drake, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 1804, on the pan of The Cottages at Williams Bend, a Horizontal Property Regime, filed as Exhibit C, to and established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040628-0076712 and amended in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Emily J. Stooksbury, a single woman and George E. Stooksbury, a married man, as joint tenants with right of survivorship by Warranty Deed dated January 27, 2006, from 70 South Associates, LLC, a Tennessee limited liability company, and filed for record on January 30, 2006, in Instrument No. 20060130-0011308, Register's Office for said County.
The said Emily J. Stooksbury having since married and is now known as Emily J. Huff.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

Taxes for the year 2011, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the boundary plat of record in Plat Book 5200, Page 728 and Instrument No. 20000918-0092189, Register's Office of said County.
Restrictive Covenants of record in Instrument No. 20040628-0076712, and Amendments in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office of said County.
Deed of Conveyance of Easement as shown of record in Book 4861, Page 511, Register's Office for said County.
Sanitary Sewer Easement of record in Book 5107, Page 823, Register's Office for said County.

All matters set out in deed including, but not limited to an Easement of record in Book 5406, Page 470, Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 6185, Page 216 and Book 7498, Page 726 and Amendment in Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Deed Book 7121, Page 169, Register's Office for said County.
Charter of the Cottages at Williams Bend Townhouse Corporation of record in Instrument No. 20060314-0028980, Register's Office for Davidson County, Tennessee.
QuitClaim to the Cottages at Williams Bend Townhouse Corporation of record in Instrument No. 20061229-0161140, Register's Office for Davidson County, Tennessee.
Unpaid condominium assessments, if any, are a lien pursuant to TCA 66-27-116.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1804 Lincoya Bay Drive, Nashville, TN 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/or 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/or 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 our hands this 26th day of April 2011.

Emily J. Huff

George E. Stooksbury

State of Tennessee
County of Wilson

Personally appeared before me EMILY J. HUFF AND GEORGE E. STOOKSBURY with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of April, 2011.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01292-1043
SMG TN Warranty Deed