Return to:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

Mail

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Affiant

Subscribed and sworn to before me this 6th day of May 2011.

Notary Public
My commission expires: 9/18/11

DEBORAH C. CAREY
NOTARY PUBLIC
Madison County - State of Georgia
My Comm. Expires Sept. 18, 2011

BILL GARRETT, Davidson County
Trans:T20110029825 DEEDWARR
Recvd: 05/19/11 10:45 3 pgs
Fees:18.00 Taxes:810.30
20110519-0038331

Address of New Owner:	Send Tax Bills to:	Tax Information
Chegameh K. Gethers 641 Old Hickory Blvd. #104 Brentwood TN 37027	~~Bank of America, N.A.~~ New Owner	171030B06500

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jason Forrest Deloney, Trustee of the Jason Deloney Trust hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Chegameh K. Gethers and husband, Nathanael M. Gethers, as Tenants by the entirety hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain Townhouse in Davidson County, Tennessee, described as Unit No. 112, Townhomes of Fredericksburg, Phase One, Section One, Second Revision, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, together with Easements as shown on the plat of Townhomes of Fredericksburg, Phase One, Section One, Second Revision recorded in Plat Book 9700, page 461, Register's Office, and described in a Declaration of Covenants, Conditions, and Restrictions as recorded in Book 10126, page 435; Book 7798, page 843; Book 1024, page 683, and as corrected in Book 10294, page 850, said Register's Office, to which reference is hereby made. The easement, restrictive covenants, and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Fredericksburg Townhomes, contained in the Declaration of Covenants, Conditions and Restrictions and By-Laws Appended thereto, recorded in Book 10126, page 486 and Book 10275, page 959, Register's Office for Davidson County, Tennessee,

mail

are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jason F. Deloney, by deed from Keith H. Drahman of record in Instrument No. 20061027-0133435, dated 12/29/06, Register's Office for Davidson County, Tenneessee. Said Jason F. Deloney quitcaimed the property to Jason Forrest Deloney, Trustee of the Jason Deloney Trust, of record in Instrument No. 20061229-0160749, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Townhomes of Fredericksburg of record in Book 9700 Page 461, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in 10126, page 435; Book 7798, page 843; Book 1024, page 683, and as corrected in Book 10294, page 850 and in any allied instruments(s) referred to in said restrictions. 4) Bylaws for Townhomes of Fredericksburg Homeowners Association of record in Book 10126 Page 486, and Book 10275, page 959 5) Charter of Townhomes of Fredericksburg of record in Book 10126 Page 430

This property is improved property known as 641 Old Hickory Blvd. #104, Brentwood, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6 day of May, 2011.

Deborah C. Cox

Jason Forrest Deloney, Trustee of the Jason Deloney Trust

BY: _____
Jason Forrest Deloney, Trustee

STATE OF Georgia
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Jason Forrest Deloney, with whom I am personally acquainted, and who acknowledged themselves to be the trustee of The Jason Forrest Deloney Trust, and as such trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Jason Forrest Deloney Trust

Witness my hand, at office, this 6 day of May, 2011.

_____
Notary Public

My Commission expires: 9/18/11

DEBORAH C. CAREY
NOTARY PUBLIC
Madison County - State of Georgia
My Comm. Expires Sept. 18, 2011

FILE NO: 06766