File Box 8

THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & BLACKBURN, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20110051534 DEEDWARR
Recvd: 08/22/11 11:49 2 pgs
Fees:13.00 Taxes:1183.63
20110822-0064755

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 171-080-A-081.00CO

The actual consideration or value, whichever is greater, for this transfer is $319,900.00.

Affiant

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 19th day of August, 2011.

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Marcia L. C'deBaca
1049 Beech Tree Lane
Brentwood, Tennessee 37027

SEND TAX BILLS TO:

Regions Bank d/b/a Regions Mortgage
P.O. Box 2153 Dept. 2520
Birmingham, AL 35287-2520

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Barbara J. Snell and Marvin W. Balousek, Jr., wife and husband** (hereinafter, collectively the "Grantors"), have bargained and sold, and do by these presents transfer and convey, unto **Marcia L. C'deBaca, an unmarried person** (hereinafter, "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Subdivision Plat of Cottonport Plantation, Phase II, as of record in Book 6900, page 950, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barbara J. Snell and Marvin W. Balousek, Jr., wife and husband, as joint tenants with right of survivorship by deed from Betty R. Henley, unmarried, of record in Instrument No. 20090805-0073366, Register's Office for Davidson County, Tennessee, dated July 30, 2009.

BEING improved property known as 1049 Beech Tree Lane, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantors" do covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2011 and subsequent years. Tax Parcel No. 171-080-A-081.00CO.

2. All matters shown on the Plan of record in Book 6900, page 950, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Boundary Plat in Book 6900, page 529, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 7430, Page 784, amended in Book 7565, page 57, Book 7824, page 254, Book 7897, page 576, and Book 7897, page 578, in the Register's Office for Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7637, Page 925, amended in Book 8313, page 932, and By-Laws appended thereto in Book 7637, page 966, amended in Book 10775, page 37 , Register's Office for Davidson County, Tennessee.

6. Charter for HOA in Book 7621, page 600 and amended in Book 7981, page 971, Register's Office for Davidson County, Tennessee.

7. Deeds of Conveyance in Book 8486, page 332, Book 8486, page 336, Book 9698, page 71, Book 9698, page 76, Book 9698, page 116 and Book 9698, page 120, Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement in Book 7350, page 137, Register's Office for Davidson County, Tennessee.

9. Rights of others in & to the common areas and/or elements.

Grantors further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused her name to be affixed hereto on this the 19th day of August, 2011.

BARBARA J. SNELL,
By Linda F. Burnsed, her Attorney-in-Fact

MARVIN W. BALOUSEK, JR.,
By Linda F. Burnsed, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Linda F. Burnsed,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Barbara J. Snell and Marvin W. Balousek, Jr., and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names of Barbara J. Snell and Marvin W. Balousek, Jr., the grantors herein, by the said Linda F. Burnsed, as said Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 19th day of August, 2011.

Notary Public

My Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012