Cornerstone Title & Escrow
2525 Lebanon Pike
RETURN TO: Bldg C, Suite 101
Nashville, TN 37214

BETH STURDIVANT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 19, 2011

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $175,900.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2011.

Notary Public

My commission expires: 9-19-11

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110055741 DEEDWARR
Recvd: 09/08/11 11:34 2 pgs
Fees:13.00 Taxes:650.83
20110908-0069680

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Theron L. Thomas **Gwendolyn M. Thomas**	**New Owner**	**Map 136, Group 05-0-A,** **Parcel 037.00CO**
2929 Harbor Lights Drive		
Nashville, TN 37217		

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,

Flora McBride, unmarried

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

Theron L. Thomas and Gwendolyn M. Thomas, husband and wife

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. 133 on the Plan of Bayview Estates, Phase One, First Revision (A Planned Unit Development) of record in Plat Book 9700, page 920, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Flora McBride, unmarried woman, by Warranty Deed, from Kenneth R. Arambasick and wife, Nancy J. Arambasick, of record in Instrument No. 20080208-0013084, Dated February 6, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, page 920, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10323, page 55, amended in Book 11019, page 911, Book 11251, page 126, Book 10727, page 268, Book 11271, page 163, Book 10727, page 268, Instrument No. 20020104-0001403, Instrument No. 20030625-0087233 and Instrument No. 20040401-0036662, Register's Office for DAVIDSON County, Tennessee.
Landscape Easement of record in Book 10339, page 298, Register's Office for DAVIDSON County, Tennessee.
Deed to Home Owners Association for common areas of record in Instrument No. 20000710-0068261, Instrument No. 20020104-0001404, Instrument No. 20030717-0100236 and Instrument No. 20040401-003663, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20030717-0100235, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Book 11762, page 271, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 10085, page 576, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7830, page 233, Register's Office for DAVIDSON County, Tennessee.

Roadway Easement of record in Book 3708, page 237, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 10323, page 86, amended in Book 10727, page 268, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 property known as 2929 Harbor Lights Drive, Nashville, TN 37217.

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 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 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 31st day of August, 2011.

Flora McBride

Flora McBride

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Flora McBride , 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 he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2011.

A. Scott Hubbard

Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **110591CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027