Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2012.

Notary Public

My commission expires: 9-23-13

ALEXA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.
(Notary Stamp)

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

BILL GARRETT, Davidson County
Trans:T20120056809 DEEDWARR
Recvd: 08/02/12 07:19 2 pgs
Fees:13.00 Taxes:592.00
20120802-0068145

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Merlinda Reyes	**New Owner**	**MAP/PARCEL 114-08-0-C-025.00CO**
7277 Charlotte Pike U-111		
Nashville, TN 37209		

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,

Joann Goring Journigan, married

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

Merlinda Reyes, unmarried

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 Unit No. 25 on the Plan of West Park Phase 1 of record in Instrument No. 20040624-0075135 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joann S. Goring, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20041208-0146296, Dated November 20, 2004, Register's Office for Davidson County, Tennessee. Joann S. Goring having since married .Joann Goring Journigan f/k/a Joann S. Goring and Troy Journigan, wife and husband conveyed their interest by Quitclaim Deed to Joann Goring Journigan, a married woman of record in Instrument No. 20111207-0095423 Dated November 29, 2011 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 instument No. 20040624-0075135 Register's Office for WILLIAMSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20040304-0024541 and amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, Register's Office for WILLIAMSON County, Tennessee.
Bylaws of record in Instrument No. 20040304-0024541 Register's Office for WILLIAMSON County, Tennessee.
Overhand Easement for Electrical Power Lines of record in Book 6301, Page 684 Register's Office for WILLIAMSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030530-0073233, Register's Office for WILLIAMSON County, Tennessee.
PUD Boundry Plat of record in Instrument No. 20040624-0075136, Register's Office for WILLIAMSON County, Tennessee

DAVIDSON

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements
Subject to lein for special assessment contained in CDRR's / Master Deed
Subject to HOA dues-if any
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 7277 Charlotte Pike U-111, Nashville, TN 37209.

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 16th day of July, 2012.

Joann Goring Journigan

*This property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, a Notary Public of said County and State, Joann Goring Journigan , 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 16th day of July, 2012.

Notary Public

My Commission Expires: 03/05/2016

Nita K Rathod
Notary Public
State of Texas
My Comm. Exp. 03/05/2016

File #: 120421JM
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027