File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130003709 DEEDWARR
Recvd: 01/14/13 14:28 2 pgs
Fees:13.00 Taxes:579.05
20130114-0004405

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2013

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Hooks	Bank of America, N.A.	114-08C-092.00CO
(NAME)	(NAME)	
7277 Charlotte Pk #211	101 South Tryon St.	
(ADDRESS)	(ADDRESS)	2013-0006
Nashville, TN37209	Charlotte, NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Andrew L. Cornell, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Hooks, 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. 89 on the Plan of West Park, Phase 2, of record in Instrument No. 20041112-0136248 and further shown as Exhibit "B" to the First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20041221-0151636, which amends the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20040304-0024541, said Register's Office., to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew L. Cornell, separated by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050912-0109147, Register's Office for Davidson County, Tennessee, dated September 7, 2005 and recorded on September 12, 2005. Being the same property conveyed to Andrew L. Cornell, a single person by Deed from Andrew L. Cornell, a single person and Sally A. Cornell, a single person of record in Instrument No. 20100818-0065191, Register's Office for Davidson County, Tennessee, dated August 12, 2010 and recorded on August 18, 2010.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan for West Park, Phase 2, of record in Instrument No. 20041112-0136248, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, as amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, Subject to all matters shown on the PUD Boundary Plat for West Park of record in Instrument No. 20040624-0075136, Register's Office of Davidson County, Tennessee. Overhang Easement of record in Book 6301, Page 684, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20030530-0073233, in the Register's Office for Davidson County, Tennessee.

This property, known as 7277 Charlotte Pk #211, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are

This property, known as 7277 Charlotte Pk #211, Nashville, TN 37209

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 10TH DAY OF JANUARY, 2013.

Andrew L. Cornell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew L. Cornell, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of January, 2013.

Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON