1st
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/04 14:32 2pgs
Fees:13.00 Taxes:614.20

20040318-0031024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$166,000.00.**

Affiant

Subscribed and sworn to before me this 12 day of March, 2004

Notary Public
My Commission Expires

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William J. Corlew	SAME	141-07-B-143.00 CO
7184 Somerset Farms Drive		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thomas James Ludwick**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William J. Corlew and Linda F. Corlew, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 142 on the plan of Somerset Farms Section 4, Phase 3, a PUD, of record in Book 9700, page 460, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas J. Ludwick and wife, Joy Gilbert Ludwick, by deed from Somerset Farms, a Tennessee Joint Venture, dated August 31, 1998, of record in Book 11101, page 63, Register's Office for Davidson County, Tennessee. And further conveyed to Thomas James Ludwick by Quitclaim Deed (erroneously platted. Above description correct) from Joy Gilbert Ludwick, on June 25, 2002, of record in Instrument Number 20020806-0094616, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 9700, page 460, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8556, page 11; and Book 9383, page 526; and Book 9662, page 869; and Book 10190, page 182; and Book 10410, page 89; and Book 11433, page 936, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7382, page 225; and Book 7820, page 605; and Book 8235, page 521; and Book 8584, page 20, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 9101, page 667; and Instrument Number 20001218-0123912, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3314, page 23; and Book 7349, page 564, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8556, page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7184 Somerset Farms Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 12, 2004.

Thomas James Ludwick

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas James Ludwick** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 12, 2004

My commission expires: _____

_____
Notary Public

