Return To:

Elite Title Company
109 Westpark Drive
Suite 230 350
Brentwood, TN 37027

RECORD AND ~~RETURN TO~~:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43386

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/04 10:42 2pgs
Fees:13.00 Taxes:628.63
20041020-0126074

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 15TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

MICHAEL SANDERS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY:
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CLINT WINDLER **601 Old Hickory Boulevard, #73** **Brentwood, TN 37027**	New Owner	**171-3-B-269** **USD 1196**

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 ACKNOWLEDGED **We, MARK RICHARD and wife, EMILY RICHARD**

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

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. 31, on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, page 957, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Mark Richard and wife, Emily Richard by deed from Pulte Homes Tennessee Limited Partnership, of record in Instrument Number 20000522-0050691, Register's Office for Davidson County, Tennessee.

This is Improved property known as **601 Old Hickory Boulevard, #73, Brentwood, Tennessee 37027**

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 our hands this 15th day of October, 2004.

Mark Richard
MARK RICHARD

Emily Richard
EMILY RICHARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARK RICHARD and wife, EMILY RICHARD, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

