Box 32.

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, Tennessee 37203
(615) 522-0140

Davidson County DEEDWARR
Recvd: 02/17/06 10:47 2 pgs
Fees:13.00 Taxes:499.13
20060217-0019297

File No.: **06-1049**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Saddlebrook, Inc., a Tennessee Corporation, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Russell Hart and Susan Hart, husband and wife, ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 227, NORTHCREST, PHASES ONE & TWO, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AS DESCRIBED IN EXHIBIT "A", to THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHCREST COMMONS HOMEOWNERS ASSOCIATION, INC. OF RECORD IN INSTRUMENT NO. 20040615-0070835, OF THE REGISTER OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID UNITS.

BEING PART OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM B & J ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP TO SADDLEBROOK, INC., A TENNESSEE CORPORATION AS RECORDED ON THE 28TH DAY OF DECEMBER, 2004, IN INSTRUMENT NO. 20041228-0152966; WARRANTY DEED FROM RADNOR BAPTIST CHURCH OF NASHVILLE, TENNESSEE, A TENNESSEE NON-FOR-PROFIT CORPORATION TO VASTLAND NORTHCREST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 11TH DAY OF AUGUST, 2003 IN INSTRUMENT NO.20030811-0114237 AND SPECIAL WARRANTY DEED FROM VASTLAND NORTHCREST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO B & J ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP AS RECORDED ON THE 30TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040730-0091300, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **147-12-0 031.00**
☒ Improved OR
☐ Unimproved property located at: **415 Northcrest Drive Unit 227, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on the **15th** day of **February, 2006.**

Saddlebrook Inc.

By: **Michael P Stanton,** It's **Vice President**

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael P Stanton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of **Saddlebrook Inc.,** the within named bargainor, a Corporation, and that he as such **Vice President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as **Vice President**.

Witness my hand and Notarial Seal this the **15th** day of **February, 2006**.

C. M. Corriveau

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

My Commission Expires MAR. 21, 2009

STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$134,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Susan Hart

Affiant

Subscribed and sworn to before me this the **15th** day of **February, 2006**.

C. M. Corriveau

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

My Commission Expires MAR. 21, 2009

Owner's Name: **Russell Hart and Susan Hart**

and Address: **415 Northcrest Drive Unit 227, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Greenpoint Mortgage Funding Inc
5032 Parkway Plaza,
Charlotte, North Carolina 28217