WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/06 13:08 3 pgs
Fees:18.00 Taxes:832.50

20060328-0035225

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 2006

BRENDA WRIGHT
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: July 25, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sally Ramsey (NAME)	Suntrust Mortgage (NAME)	MAP 34.07-0A
247 Harbor Village Drive (ADDRESS)	P. O. Box 305110, 7th Floor (ADDRESS)	PARCEL 63.00 CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, John Tidwell and wife, Janet Tidwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sally Ramsey, 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 Lot No. 45 on the Plan of Townhomes Property Line exhibit of Harbor Village, Phase IV, Revision I, a Horizontal property regime with private elements, Harbor Village Drive, as of record in Instrument No. 200307230102986, which revises and amends in Instrument No. 200306110080857, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John Tidwell and wife, Janet Tidwell by Warranty Deed from Susan L. Brush and husband, Jack E. Brush, dated September 30, 2005 and filed of record in Instrument No. 20051004-0119521, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record. TAX ID# MAP 34-7-A, PARCEL 63

Subject to all matters as set forth per Plat recorded in Instrument No. 200307230102986, which revised and amends in Instrument No. 200306110080857, Register's Office of said County.

Restrictive Covenants of record in Book 6628, Page 577, Book 6646, Page 543,

CONTINUED

This is improved (X) unimproved ( ) property, known as 247 Harbor Village Drive, Madison, TN 37115
(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 our hand s this 24th day of March, 2006

John E Tidwell
John Tidwell

Janet M. Tidwell
Janet Tidwell

LEGAL DESCRIPTION CONTINUATION

Book 10672, Page 743, Instrument No. 20030611-0080857 and Instrument No. 20030723-0102986 and amended Restrictions in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 6635, Page 254 and Instrument No. 20010817-0089318, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20021121-0144783 and Instrument No. 20021105-0135703, Register's Office for said County.

Subject to Homeowner's Association Dues.

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 John Tidwell and wife, Janet Tidwell

the bargainor S, 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 Goodlettsville, Tennessee, this 24th day of March, 2006.

Commission expires 9/22/07

DANIEL MICHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public