File #20060078

Davidson County DEEDWARR
Recvd: 03/29/06 14:00 2 pgs
Fees:13.00 Taxes:536.50

20060329-0035731

My Commission Expires October 10, 2009

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00**

Jean L. Deegan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BARBARA RIDGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO:2 | MAP-PARCEL NUMBERS |
|---|---|---|
| Jean L. Deegan | Quicken Loans, Inc. | Map 161-11-A |
| (NAME) 468 Huntington Ridge Dr. | (NAME) 20555 Victor Parkway | Parcel 91 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Livonia, MI 48152 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Geoffrey C. Plummer , a married man ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jean L. Deegan a single woman** , 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. 91 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Geoffrey Plummer by deed dated 6-12-04 from Patrick L. Tate Jr., and Wife, Angela Padgett n/k/a Angela D. Tate of record in Instrument No. 200106250066715, Register's Office for Davidson County, Tennessee.

Geoffrey Plummer is also known as Geoffrey C. Plumber.

Natalie D. Plummer, spouse of Geoffrey C. Plummer, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantee.

This conveyance is subject to Subject to all matters shown on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, Register's Office of Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Huntington Ridge Townhouse Development Co of record in Book 4729, Page 687, as amended in Book 4889, page 905, and Book 5394, page 243, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws of Huntington Ridge Townhouse Homeowners Association of record in Book 7423, page 762, said Register's Office. Storm Water Detention Agreement of record in Book 9732, page 551, Book 9775, page 308, and Book 11345, page 59, said Register's Office.

Unimproved ()
This is improved (X) property, known as **468 Huntington Ridge Dr., Nashville, Unit 467, TN 37211**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 27th day of March, 2006.

Geoffrey C. Plummer

Natalie D. Plummer by Geoffrey C. Plummer HER ATTORNEY IN FACT

Her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this the 27th day of March, 2006 before me personally appeared Geoffrey C. Plummer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of this instrument for the purposes therein contained and who further acknowledged that he is the attorney -in-fact of Natalie D.Plummer and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson Tennessee.

* 2006 0329.00 35730

WITNESS my hand and official seal this 27th day of March, 2006.

NOTARY PUBLIC

My Commission Expires My Commission Expires October 10, 2009

(SEAL)

Mail After Recording To:
StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027