ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

**State of Tennessee)**
**County of Davidson)**

The actual consideration or value, whichever is greater, for this transfer is $141,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2006.

Notary Public:

My Commission Expires: 07 06 08

DENISE T. TIGNOR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 04/10/06 11:11 2 pgs
Fees:13.00 Taxes:521.70
20060410-0040975

# WARRANTY DEED

| Name and Address of New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Rebecca Walsh<br>116 Westerly Drive<br>Nashville, TN 37221 | New Owner | 142-7OA-116-CO |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Melinda McReynolds, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rebecca Walsh**, unmarried hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 116, in a Horizontal Property Regime as shown on the condominium site plan of Willow Pointe Condominiums Subdivision, of record in Plat Book 6772, Page 293, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Melinda Phillips, by Warranty Deed from Helen Damiano and husband, Fred Damiano and Michele Damiano, dated July 10, 2003, recorded July 31, 2003, of record in Instrument Number 20030731-0108797, Register's Office for Davidson County, Tennessee.

Melinda Phillips, now being married and known as Melinda McReynolds.

Michael McReynolds, husband of Melinda McReynolds, joins in this conveyance to convey any and all marital rights, title and interest to the above referenced property.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 6772, Page 293, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 6777, Page 624, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.

Master Deed of record in Book 6772, Page 257 and Book 8867, Page 283, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6772, Page 297, Register's Office for Davidson County, Tennessee.

2006 Davidson County taxes $1,265.42 not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **116 Westerly Drive, Nashville, TN 37221**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the

said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 31st day of March, 2006.

**Melinda McReynolds**

**Michael McReynolds**

**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 Melinida McReynolds and Michael McReynolds, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

***This Instrument Prepared By:***

***Highland Title, LLC.***
***394 West Main Street, Suite B-5***
***Hendersonville, Tn 37075***

**.eturn to:**
**All-Star Title, Inc.**
**120 Donelson Pike, Ste 201**
**Nashville, TN 37214**
**Ph: (615) 883-5883 Fax: (615) 883-7543**