27-A Y3

PREPARED BY:
KRISTIN C. PARKER
ATTORNEY AT LAW
COLUMBIA, TENN.

Davidson County DEEDWARR
Recvd: 06/02/06 14:51 2 pgs
Fees:13.00 Taxes:440.30

20060602-0065355

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Derek J. Ransom,* FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Linda A. Tomlin,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

*unmarried

** unmarried

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee being Unit No. 10 in Woodland Pointe, Phase 9, a Private Element Horizontal Property Regime (being the Townhome area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office of Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, and Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.
>
> Being the same property conveyed to Derek J. Ransom, in instrument 20030910-0131740 recorded September 10, 2003, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances hereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument Nos. 20000607-0056981, 20001011-0101044, 20020728-0089515 and 20020904-0101261, and in any allied instrument(s) referred to in said restrictions; By-Laws of Woodland Point Homeowner's Association, Inc. of

record in Instrument No. 20001205-0119722; easement(s) of record in Instrument Nos. 20000612-0058346 and 20000419-0039023, Register's Office of Davidson County, Tennessee; and any applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 19th day of May, 2006.

Derek J. Ransom

STATE OF TENNESSEE - COUNTY OF MAURY

Personally appeared before me, the undersigned, Derek J. Ransom, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of May, 2006.

My commission expires:
02.23.08

Notary Public

MARCI D. MIDDLETON NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

STATE OF TENNESSEE - COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $119,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of May, 2006.

My commission expires:
02.23.08

Notary Public

MARCI D. MIDDLETON NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

NEW PROPERTY OWNERS:

Linda Tomlin
230 Buck Run Drive
Nashville, TN 37214

PERSON(S) RESPONSIBLE FOR TAXES:

Same

Map 122-01-0A
Parcel 343.00

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