Davidson County DEEDWARR
Recvd: 06/08/06 09:37 2 pgs
Fees:13.00 Taxes:414.40

20060608-0067977

WARRANTY DEED

ET-06-0354

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 04-16-07

(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Kelley D. Hergert	Wilson Bank and Trust	
263 Buck Run Drive	(NAME) 623 West Main Street	122-1-O-A 405.00 CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUBY YOUNG, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLEY D. HERGERT, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Unit No. 71 in Woodland Point, 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 at Instrument No. 20001011-0101044, Register's Office of Davidson County, Tennessee (the "Original Declaration"), and Amended by First Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, of record as Instrument No. 20020725-0089575, said 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 By-laws 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 a part hereof the same as though copied herein.

Being the same property conveyed to Ruby Young, unmarried, by Warranty Deed from Old South Properties, Inc., executed on August 5, 2004, of record as Instrument No. 20040812-0097754, Register's Office of Davidson County, Tennessee; AND also being a portion of the same property previously conveyed to Old South Properties, Inc., by Warranty Deed from James R. Carbine, Trustee, of record at Instrument No. 20040112-0004380, Register's Office of Davidson County, Tennessee.

Subject to the terms and conditions of By-Laws and Charter of Woodland Point Homeowners Association, Inc., of record at Instrument No. 20001011-0101044 and 20001013-0102000 and 20020222-0022863, Register's Office of said County.

Subject to Deed of Conveyance of Common Area of Woodland Point Homeowners Association, of record at Instrument No. 20001205-0119722, Register's Office of siad County.

Subject to Easement/Agreement of record in Book 8332, page 982; and at Instrument No. 20000612-0058346, Register's Office of said County.

Subject to all matters of record per Instrument No. 20020725-0089575, Register's Office of said County.

Subject to Restrictions of record at Instrument No. 20000607-0056981 and 20020904-0107261, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )

This is improved (X) property, known as 263 Buck Run Drive, Nashville, Tennessee 37214

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of May, 2006.

Ruby Young

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

On this the 30th day of May, 2006, before me personally appeared Ruby Young, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of May, 2006.

Notary Public

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires: 09-16-07

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520