

Davidson County DEEDWARR
Recvd: 07/17/06 15:56 2 pgs
Fees:13.00 Taxes:536.50



20060717-0085979

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$145,000.00**

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2006.

Notary Public

My commission expires: 3-30-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206 File #43

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Annette P. Graff	American Brokers Conduit	086 14 0 C
3911 Dodson Chapel Road Unit 4	520 Broadhollow Road	Parcel 004.00 CO
Hermitage, Tennessee 37076	Melville, N.Y 11747	

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 ACKNOWLEDGE, WE,

Melissa Faulkner and Donna Adwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Annette P. Graff and Josefa Hadley
As joint tenants with the right of survivorship

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:

BEING Unit No. 4, in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, of record as Inst. No. 20011005-0108857, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Melissa A. Faulkner and Donna J. Adwell by deed from David L. Ennis, sole heir to the estate of Albert L. Ennis, and David L. Ennis and wife, Nancy L. Ennis, by instrument executed November 14, 2005, of record as Inst. No. 20051122-0141333, the said property previously vested in Albert L. Ennis, and David L. Ennis and wife, Nancy L. Ennis, by instrument executed August 8, 2003, which is of record as Inst. No. 20030811-0113983, Register's Office for Davidson County, Tennessee. Melissa A. Faulkner and Melissa Faulkner is one and the same person. Donna J. Adwell and Donna Adwell is one and the same person.

THIS conveyance is subject to any and all matters as shown on the plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, of record as Inst. No. 20011005-0108857, Register's Office, Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to those matters of record in Inst. No. 20010710-0073194 (Storm Water Detention Agreement) said Register's Office.

The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee Horizontal Property Act as same is set out in Section 67-22-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or thereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, of record as Inst. No. 20011005-0108857, Register's Office, Davidson County, Tennessee, and Master Deed, By-Laws and Charter of record as Inst. No. 20011005-0108857, Register's Office, Davidson County, Tennessee, and Charter of record as Inst. No. 20011005-0108856, Register's Office, Davidson County, Tennessee

This is improved property known as **3911 Dodson Chapel Road Unit 4, Hermitage, Tennessee 37076**

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 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 convenant 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 my/our hand(s) this 13th day of July, 2006.

Melissa Faulkner

Melissa Faulkner

Donna Adwell

Donna Adwell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Melissa Faulkner and Donna Adwell,** the within named bargainor, with whom I am personally acquainted (or who 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, at office, this **13th** day of **July, 2006.**

William B. Gregory

Notary Public

My Commission Expires: 3-30-2010

