Davidson County DEEDWARR
Recvd: 07/31/06 13:19 2 pgs
Fees:13.00 Taxes:447.70

20060731-0092403

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Julie B. Hunt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Julie B. Hunt	America's Wholesale Lender	122-01-0-A
328 Doe Ridge Court	2375 N. Glenville Drive	GROUP
Nashville, Tennessee 37211	Richardson, Texas 75082	PARCEL 385.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** One Hundred Twenty One Thousand Dollars and Zero Cents ($121,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Brian S. Oliver and wife, Ashley L. Oliver, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Julie B. Hunt, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 51 of Woodland Point, Phase 9, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. , as amended, Tennessee Code Annotated, and as established by a Master Deed of Woodland Point Townhomes of record as Instrument No. 20001011-0101044 in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

BEING the same property conveyed to Brian S. Oliver, a unmarried person, and Ashley L. Burnette, a unmarried person, as joint tenants with right of survivorship, by deed dated December 22, 2003, from Ole South Properties, Inc., of record as Instrument No. 20040102-0000620 in the Register's Office for Davidson County, Tennessee; the said Brian S. Oliver and Ashley L. Burnette having since married and the said Ashley L. Burnette is now known as Ashley L. Oliver.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 328 Doe Ridge Court, Nashville, Tennessee 37211

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 24th day of July, 2006.

Brian S. Oliver

Ashley L. Oliver

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Brian S. Oliver and Ashley L. Oliver, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY