# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/06 14:31 3 pgs
Fees:18.00 Taxes:292.30

20060731-0092628

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Barry Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF July 2006

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cedarwood Courtyard Homes | **Same as New Owner** | MAP 43-2A |
| **P. O. Box** (NAME) **758** | (NAME) | |
| ~~xxxCedarwood Lane~~ | | PARCEL 122 |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN ~~xxxxx~~ **37116** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, Wilson Realty Management, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cedarwood Courtyard Homes Homeowners Association, Inc.

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:

Land in Davidson County, Tennessee, being Lot No. F-122 on the Plan of the of Cedarwood Courtyard Homes, Phase One, a Planned Unit Development, as of record in Plat Book 5200, Page 61, Register's Office for Davidson County, Tennessee, clarified by Clarification of Plat of record in Book 5497, Page 800, said Register's Office, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes more fully set forth in Master Deed for Cedarwood Condominiums of record in Book 5707, Page 121, said Register's Office and all amendments thereto.

Being the same property conveyed to Wilson Realty Management, LLC by Warranty Deed from Barry L. Miller and Sherran P. Short and Danny L. Miller of record in Instrument No. 20050202-0012461, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO Revised Declaration of Covenants, Conditions, and Restrictions for Cedarwood Courtyard Homes, Inc. of record in Book 5495, Page 661, Register's Office for Davidson County, Tennessee, and Supplementary Declaration of Covenants, Conditions and Restrictions for Cedarwood Courtyard Homes, Inc. of record in Book 5669, Page 132; Book 6053, Page 422; Book 6119, Page 402; Book 6216, Page 434, said Register's Office, as amended in Book 6707, Page 216, Book 9010, Page 503, and Book 9010, Page 505, said Register's Office; further subject to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest of other property owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon;

CONTINUED

unimproved ( )
This is improved ( X) property, known as 122 Cedarwood Lane, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 covenant 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 hand this 27th day of July 2006

Wilson Realty Management, LLC
By:
Gary S. Bradshaw, Member

Gary S Bradshaw

STATE OF TENNESSEE
COUNTY OF
Personally appeared before me, ______________________________, a Notary Public in and for said County and State, the within named ______________________________

the bargainor ________, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ______ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ______________________________, Tennessee, this ____________ day of ______________________, ________.

Commission expires ______________________ ______________________
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Gary S. Bradshaw xxxx ______ a ______ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be ~~the~~ Member xxxxx ______ an LLC * ~~respectively~~ of the Wilson Realty Management, LLC the within named bargainor, ~~xxxxxxxxxx~~, and that he as such Member xxxx ______ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ LLC, by the said Gary S. Bradshaw as such Member xxxxxxxxxxxxxxxxxxxxxxxx xxxxxxx ______.

* Limited Liability Company

Witness my hand and official seal at office at Madison, TN on this the 27th day of July, 2006.

My commission expires March 20, 2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

also including, without limitation, all conditions, covenants and restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of Cedarwood Condominiums of record in Book 5707, Page 121, Register's Office for Davidson County, Tennessee. Amended Master Deed of record in Book 5720, Page 912 and Book 5776, Page 741, said Register's Office; further subject to By-Laws for Cedarwood Courtyard Homes Homeowners Association of record in Book 5307, Page 231, Register's Office for Davidson County, Tennessee. Amendment to By-Laws of Cedarwood Condominium Association, Inc. Davidson County, Tennessee as amended in Book 6062, Page 285, said Register's Office; further subject to Sanitary Sewers and/or Storm Drainage Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4845, Page 36, Register's Office for Davidson County, Tennessee, and further subject to the Plan of Cedarwood Courtyard Homes, Phase One, a Planned Unit Development, as of record in Plat Book 5200, Page 61, as clarified by Clarification of Plat of record in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.