Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 08/24/06 10:39 2 pgs
Fees:13.00 Taxes:458.80
20060824-0104397

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$124,000.00**.

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2006.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrea Y. Dunford	**SAME AS NEW OWNER**	**122010A39900CO**
300 Doe Ridge Ct.		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Beth Antonioli unmarried, Roger Antonioli, married, as joint tenants with right of survivorship

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

Andrea Y. Dunford, unmarried

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 Unit No. 65 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 in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration") amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in 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 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 a portion of the same property conveyed to Beth Antonioli, unmarried and Roger Antonioli, married, as joint tenants with right of survivorship, by Deed from Ole South Properties, dated 2/17/04, of record in Instrument No. 20040219-0019419, Register's Office for Davidson County, TN.

This is improved (__X__) Unimproved (____) property, known as **300 Doe Ridge Ct., Nashville, TN 37214**

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 in 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 **22nd** day of **August, 2006.**

Beth Antonioli

Roger Antonioli by _____ his attorney in fact
Roger Antonioli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Beth Antonioli unmarried,** ~~**married, as joint tenants with right of survivorship,**~~ the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of **August, 2006.**

Notary Public

My Commission Expires:_____

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO.
MY COMMISSION EXPIRES:
JAN 12, 2010

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named **Beth Antonioli** as Power of Attorney for **Roger Antonioli,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that **Beth Antonioli** is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson County, Tennessee, this 22 day of August, 2006.

Notary Public

My commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES:
JAN 12, 2010