Davidson County DEEDWARR
Recvd: 09/06/06 10:42 2 pgs
Fees:13.00 Taxes:536.50

20060906-0109935

WARRANTY DEED

ET-06-0475

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES 8/15/2010

(AFFIX SEAL)

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 NUMBERS
Julia A. Siterlet	CitiMortgage, Inc.	
198 Antler Ridge Circle (ADDRESS)	(NAME) 1000 Technology Drive (ADDRESS)	122-1A-478. CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	O'Fallon, MO 63368 (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 MICHAEL THOMAS AND WIFE, SARAH THOMAS F/K/A SARAH MASSAMORE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIA A. SITERLET, AN UNMARRIED 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. 67 IN WOODLAND POINT, PHASE X, 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 AS 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 AS INSTRUMENT NO. 20020725-0089575, SAID REGISTER'S OFFICE (THE "FIRST SUPPLEMENT"), FURTHER AMENDED BY SECOND SUPPLEMENTARY OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES OF RECORD AS INSTRUMENT NO. 20020904-0107261, SAID REGISTER'S OFFICE (THE "SECOND SUPPLEMENT", THE FIRST SUPPLEMENT, SECOND SUPPLEMENT AND THE ORIGINAL DECLARATION BEING COLLECTIVELY REFERRED TO AS THE "DECLARATION"), TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL THOMAS, UNMARRIED AND SARAH MASSAMORE, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP RECORDED DECEMBER 5, 2003 IN INSTRUMENT NO. 20031205-0175036, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODLAND POINT, as recorded in Plat Book 11700, Page(s) 66 revised at Instrument No. 20000713-0069314.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20000607-0056981, 20001011-0101044, 20020725-0089575 and 20020904-0107261.

Terms and provisions of by-Laws of Woodland Point Townhouse Corporation recorded in Instrument Nos. 20001011-0101044.

Charter of Woodland Point Townhouse Corporation recorded at Instrument Nos. 20001013-0102000 and 20020222-0022863.

Easement for right of way street purposes, recorded in Book 8332, Page 982.

Easement for Stormwater/Sanitary Sewer, recorded in Instrument No. 20000419-0039023.

Landscape Agreement recorded at Instrument No. 20000612-0058346.

Deed to HOA for Common Areas recorded at Instrument No. 20001205-0119722.

Subject to any and all existing restrictions and easements of record if any.

unimproved ( )

This is improved (X) property, known as 198 Antler Ridge Circle, 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 ~~31st~~ day of August, 2006.

Michael Thomas

Sarah Thomas

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

On this the 31st day of August, 2006, before me personally appeared Michael Thomas and wife, Sarah Thomas 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 31st day of August, 2006.

Connie J Buchanan

Notary Public

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

My Commission Expires: 06/30/10

(SEAL)

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