Davidson County DEEDWARR
Recvd: 09/25/06 10:55 2 pgs
Fees:13.00 Taxes:440.30

20060925-0118359

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

State of Tennessee
County of ~~DAVIDSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is **$119,000.00**.

Lissa Green
Affiant

Subscribed and sworn to before me, this the 14th day of September, 2006.

Jessica Talbott
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
Sharon Longo **Sandra Gonzales**	**Franklin American Mortgage Company**	**122010A37600CO**
307 Doe Ridge Court	501 Corporate Centre Drive Ste 400	
Nashville, TN 37214	**Franklin, Tn 37067**	

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,

Dale Phillips unmarried

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

Sharon Longo, unmarried, and Sandra Gonzales, 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. 42 in the 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 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 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 XI, 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 the same property conveyed to Dale Phillips, unmarried, by Deed from Ole South Properties, Inc., dated 10/29/03, of record in Instrument No. 20031106-0163316, Register's Office for Davidson County, TN.

This is improved (__x__) Unimproved (____) property, known as **307 Doe Ridge Court, 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 **14th** day of **September, 2006.**

Dale Phillips
Dale Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Dale Phillips unmarried,** the within named sellers, 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, at office, this **14th** day of **September, 2006.**

_____

Notary Public

My Commission Expires:_____

