File No. 261000163

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/25/06 09:46 2 pgs
Fees:13.00 Taxes:499.50

20061025-0132164

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Crecelius	Mortgage Investors Group	135120E02400CO
(NAME) 2510 Nashboro Boulevard Condominium 283	(NAME) 1321 Murfreesboro Road	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Reagan O. Woodard, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael T. Crecelius, unmarried, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 283, as shown on Plan of Phase One, NASHBORO VILLAGE AT FAIRWAY POINTE, Tract 21 of record in Book 4660, Page 159, as Amended in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Reagan O. Woodard by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument number 20041025-0128014 and filed for record on October 25, 2004, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4660, Page 156, Book 6200, page341; Instrument No. 20020710-0083054 and Instrument No.20020820-0100664 and Instrument No. 20031118-0168332, Register's Office of said County.

Restrictive Covenants of record in Deed Book 11703 and Page 520; Deed Book 11703 and Page 581; Instrument 200006270063887; Instrument 200212110152724; Instrument 200311180168332, Register's Office of said County.

Subject to all matters as set forth per Plan of record in Book 11700, pages 49 & 50, Register's Office of said County.

By-Laws as shown of record in Deed Book 11703, Page 560 and amended in Instrument No. 20031118-0168332, Register's Office for said County.

Subject to a Memorandum of Lease as shown of record in Deed Book 10690, Page 327, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11703, Page 518, Register's Office for said County.

Easement for Sewer as shown of record in Deed Book 8870, Pages 887 and 932 and in Instrument no. 20001012-0101575, Register's Office for said County.

Easements for Metro Government as shown of record in Deed Book 4868, Page 74; Book 4815, page 425 and Instrument no. 20010314-0024179 and Instrument no. 20020815-0098780, Register's Office for said County.

Cart Path Easement as shown of record in Deed Book 10110, Page 860, Register's Office for said County.

All matters on the Plat of record in Book 4660, page 156, and amended in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee.

Judgment of Declaration of Taking for J. Percy Priest Dam as shown of record in Deed Book 4254, Page 410, Register's Office for said County.

Public Right-of-Way Dedication as shown of record in Deed Book 4460, Page 149-151, Register's Office for said County.

Conveyance of Common Area as shown of record in Instrument #200010100100360, Register's Office for said County.

Easement for Cable Television as shown of record in Instrument #200010120101575, Register's Office for said County.

Agreements as shown of record in Instrument No. 20020507-0056329, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2510 Nashboro Boulevard Condominium 283, Nashville, TN 37217
(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), His 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), His 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 hands this 20th day of October, 2006.

Reagan O Woodard

Reagan O. Woodard

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Reagan O. Woodard the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of October, 2006.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

File Number: 261000163

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122