This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2060403

Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/03/06 12:06 2 pg
Fees:13.00 Taxes:466.57
20061103-0136917

Send Tax Bills To:

Same / New Owner

New Owner is:
322 Doe Ridge Court
Nashville, TN 37214

MAP: 122-01-0-A-388.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Adam F. McPhail, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kody Gildner and Francis S. Cardano**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 322 Doe Ridge Court, Nashville, TN 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 54 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime, as shown on the Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20001011-0101044, as supplemented in Instrument No. 20020725-0089575, said Register's Office, together with the common elements appurtenant thereunto.

Being the same property conveyed to Adam F. McPhail, unmarried, by Warranty Deed from Ole South Properties, Inc., dated February 27, 2004 and recorded March 8, 2004 in Instrument No. 20040308-0025949, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Instrument No. 20001011-0101044, as supplemented in Instrument No. 20020725-0089575; Restrictive Covenants of record in Instrument No. 200006070056981; all matters shown on plats of record in Instrument Nos. 200004260041278, 200007130069314 and 20010404-0032685; Charter of record in Instrument Nos. 20001013-0102000, 20020222-0022862 and 20020222-0022863; Conveyance of Common Areas of record in Instrument No. 20001205-0119722; Landscape Agreement of record in Instrument No. 200006120058346; Right of Way Easement to Metropolitan Government of record in Book 8332, page 982; Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200004190039023; and Right of Way Easement to Bell South of record in Instrument No. 20001013-0101892, all of record in the Register's Office for Davidson County, Tennessee.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of November, 2006.

GRANTOR:

Adam F. McPhail

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Adam F. McPhail** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1st day of November, 2006.

Notary Public

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN

My Commission Expires: 10-14-2009

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $126,100.00.

Affiant

SWORN TO and subscribed
before me this 1st day of
November, 2006

NOTARY PUBLIC
My commission expires:

10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.