

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$90,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF December, 2006

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ulf Persson and Methalyn Flores 5510 Country Drive, Unit 53 Nashville, TN 37211	NEW OWNER	Map 162-9-0-A Parcel 53 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Tangy B. Herndon n/k/a Tangy B. Hood and husband, Jim Hood

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ulf Persson and wife, Methalyn Flores

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:

A CERTAIN TOWNHOUSE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS TOWNHOUSE #53, HICKORY VALLEY, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON OLD HICKORY BOULEVARD, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF HICKORY VALLEY CONDOMINIUMS, PHASE 2, RECORDED IN PLAT BOOK 4460, PAGE 133, SAID REGISTER'S OFFICE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 4659, PAGE 32, AS CLARIFIED IN BOOK 4937, PAGE 429, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIONS COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF HICKORY VALLEY CONDOMINIUMS CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO RECORDED IN BOOK 4659, PAGE 32, AS CLARIFIED IN BOOK 4937, PAGE 429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO TANGY B. HERNDON, A SINGLE WOMAN BY DEED FROM DIANE W. WILSON, DATED FEBRUARY 27, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20030303-0027304, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TANGY B. HERNDON HAS SINCE MARRIED AND IS NOW KNOWN AS TANGY B. HOOD. JIM HOOD JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee.
4) Property is subject to Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums, phase 2, Charter of record in Book 7980, Page 470, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein of record in Book 4659, Page 32, and clarified in Book 4937, Page 429, said Register's Office.
5) Property is subject to Restrictive Covenants contained in Book 4659, Page 32, clarification in Book 4937, Page 429, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5510 Country Drive, Unit 53, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with 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 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 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.

Davidson County DEEDWARR
Recvd: 01/02/07 09:06 2 pgs
Fees:13.00 Taxes:334.85
20070102-0000132

Witness our hand(s) this 27th day of December, 2006.

Tangy B. Hood

Jim Hood

Tangy B. Herndon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tangy B. Hood and Jim Hood, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076