03

Realty Title
B-448-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $154,900.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 19th day of January, 2007.

Karen Colbert
Notary Public
My commission expires: 02/22/09 7/24/2010

Davidson County DEEDWARR
Recvd: 01/24/07 08:45 2 pg
Fees:13.00 Taxes:573.13
20070124-0009560

03-0701-34337

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Amanda M. Hunter	Bank of America, N.A.	122[redacted]-01-0-A-474.00
190 Antler Ridge Circle	1400 Best Plaza Drive, #101	
Nashville TN 37214	Richmond, VA 23227	

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jacob A. Williams, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Amanda M. Hunter, hereinafter called the Grantees, their successors 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. 63, on the Plan of 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 Instrustrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes as 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 for a more complete description

Being the same property conveyed to Jacob A. Williams, by deed from Ole South Properties, Inc., dated 11-25-03, recorded 12-10-03, of record in Instrument No. 20031210-0176884, Register's Office for Davidson County, Tennessee.

Wendy Williams, wife of Jacob A. Williams, hereby joins in the conveyance of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 190 Antler Ridge Circle, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of January, 2007.

Jacob A. Williams

Wendy Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jacob A. Williams and Wendy Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of January, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN