Davidson County DEEDWARR
Recvd: 02/15/07 12:05 3 pgs
Fees:18.00 Taxes:425.50

20070215-0019391

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $115,000.00
Affiant
Subscribed and sworn to before me
This 14th day of February, 2006
Notary exp: 6-24-09

TIFFANY N. KNIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

Address of new owners:
Betty E. Phillips
204 Raintree
Hermitage, TN 37076

Send tax bills to:
SAME

Map & Parcel:
86-11A-73.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We **Arthur J. Pforr and wife, Martha J. Pforr**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Betty E. Phillips**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 1, BUILDING NO. 13, IN RAINTREE VILLAGE, (A CONDOMINIUM), CREATED UNDER CHAPTER 27, TITLE 64, OF THE TENNESSEE CODE ANNOTATED, AS AMENDED AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 4753, PAGE 140, AS AMENDED AND MODIFIED BY A DEED OF AMENDMENT OF RECORD IN BOOK 4980, PAGE 376, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER AMENDED IN BOOK 5165, PAGE 781, AND BOOK 5172, PAGE 77, REGISTER'S OFFICE FOR SAID COUNTY, AND AS SHOWN ON THE REVISED PLAT OF HERMITAGE WOODS CONDOMINIUM APARTMENTS, PHASE 11 AND 11-A, AS OF RECORD IN BOOK 4860, PAGES 62 THROUGH 64, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. GARAGE NO. 13-1 IS A LIMITED COMMON ELEMENT FOR THE EXCLUSIVE USE OF THE OCCUPANT OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ARTHUR J. PFORR AND MARTHA J. PFORR, HUSBAND AND WIFE BY WARRANTY DEED FROM CAROLYN J. GARLITS, UNMARRIED, RECORDED ON THE 17TH DAY OF DECEMBER, 2003 IN INSTRUMENT NO. 20031217-0179809, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The 2007 County property taxes have been prorated between the two parties.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAT OF HERMITAGE WOODS CONDOMINIUM APARTMENTS, PHASE 11 AND 11-A, as recorded in Plat Book 4743, Page 258, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 ©.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Book 4743, Page 258, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC ©.

Terms and provisions of by-Laws of Hermitage Woods, Phase 11 (Raintree Village) recorded in Book 4753, Page 153, revised in Book 5122, Page 878 and Book 6229, Page 970, amended in Book 10382, Page 596.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing REVISED PLAT OF HERMITAGE WOODS CONDOMINIUM APARTMENTS, PHASE 11 AND 11-A of record in Book 4753, Page 140, as amended by instrument(s) of record in Book 5165, Page 781 and Book 5172, Page 77, waived and abolished at Instrument No. 20040428-0047940, amended at Instrument No. 20040826-0103606; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of Raintree Village Home Owners Association, Inc. recorded in Book 5088, Page 854.

Agreement for Dedication of Sanitary Sewer Easement recorded in Book 5193, Page 821.

Anchor Easement recorded in Book 5578, Page 752.

Easement Agreement recorded in Book 9418, Page 950.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **204 Raintree Hermitage, TN 37076**

OR The property is unimproved.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 5 day of February, 2007.

Arthur J. Pforr

Martha J. Pforr by attorney in fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Pforr and wife, Martha Pforr, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 5 day of February, 2007.

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Commission expires: 11/24/07

STATE of Tennessee
COUNTY of Davidson

Personally Appeared before me, the undersigned authority, a Notary Public in and for said County and State, Arthur J. Pforr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Arthur J. Pforr, to me known to be the person who executed the foregoing instrument in behalf of Martha J. Pforr, acknowledged that he executed the same as the free act and deed of said Martha J. Pforr, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Martha J. Pforr, and appearing of record as instrument no. 20070215000 19388, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on this the 5th day of February, 2007.

Tabatha Edwards
Notary Public

My commission expires: 11/24/07

